



Application for Appraised Value Limitation on Qualified Property

SECTION 1: School District Information (continued)

3. Authorized School District Consultant (If Applicable)

Sara Leon
First Name Last Name
Principal
Title
Sara Leon & Associates, LLC
Firm Name
512-637-4244 512-637-4245
Phone Number Fax Number
sleon@saraleonlaw.com
Email Address

4. On what date did the district determine this application complete? April 29, 2019
5. Has the district determined that the electronic copy and hard copy are identical? [X] Yes [] No

SECTION 2: Applicant Information

1. Authorized Company Representative (Applicant)

Roger Linn
First Name Last Name
Owner
Title
212 La Jolla Cv.
Street Address
212 La Jolla Cv.
Mailing Address
Westworth Village TX 76114
City State ZIP
214-437-7844
Phone Number
roger@linnpartners.com
Business Email Address

2. Will a company official other than the authorized company representative be responsible for responding to future information requests? [] Yes [X] 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? [X] Yes [] No

Application for Appraised Value Limitation on Qualified Property

SECTION 9: Projected Timeline

- 1. Application approval by school board ... November 2019
2. Commencement of construction ... Q4 - 2020
3. Beginning of qualifying time period ... January 1, 2020
4. First year of limitation ... January 1, 2022
5. Begin hiring new employees ... December 2021
6. Commencement of commercial operations ... December 2021
7. Do you propose to construct a new building or to erect or affix a new improvement after your application review start date ... [X] Yes [] No
8. When do you anticipate the new buildings or improvements will be placed in service? ... December 2021

Note: Improvements made before that time may not be considered qualified property.

SECTION 10: The Property

- 1. Identify county or counties in which the proposed project will be located ... McLennan County
2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property ... McLennan CAD
3. Will this CAD be acting on behalf of another CAD to appraise this property? ... [] Yes [X] 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: McLennan County, \$0.485293, 100%
City: N/A
Hospital District: N/A
Water District: N/A
Other (describe): McLennan Community College, \$0.147696, 100%
Other (describe): N/A
5. Is the project located entirely within the ISD listed in Section 1? ... [X] Yes [] No
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 [X] 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 www.texasahead.org/tax_programs/chapter313/.

- 1. At the time of application, what is the estimated minimum qualified investment required for this school district? ... 5,000,000.00
2. What is the amount of appraised value limitation for which you are applying? ... 15,000,000.00
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)? ... [X] 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? ... [X] Yes [] No

Application for Appraised Value Limitation on Qualified Property

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? 1

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 891.00

b. 110% of the average weekly wage for manufacturing jobs in the county is 1395.9

c. 110% of the average weekly wage for manufacturing jobs in the region is 947.29

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? 49,259.00

10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 49,260.00

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 4

Detailed Description of the Project

Provide 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.

Glory Leasing, LLC (Glory Leasing) is requesting an appraised value limitation from China Spring Independent School District (ISD) for the Glory Leasing Project (the "Project"), a proposed solar powered electric generating facility in McLennan County. The proposed China Spring ISD Project (this application) will be constructed within a Reinvestment Zone to be created by McLennan County. A map showing the location of the project is included in TAB 11.

The proposed Project is anticipated to have a capacity of approximately 83 MW located in China Spring ISD. The exact number and location of panels and inverters will vary depending upon ongoing siting analysis, manufacturer's availability, prices, and the megawatt generating capacity of the Project when completed. Current estimated plans are to install approximately 247,760 PV modules and 25 inverters with all improvements located in China Spring ISD. The Applicant requests a value limitation for all facilities and equipment installed for the Project, including but not limited to; solar modules/panels, racking and mounting structures, inverters boxes, combiner boxes, meteorological equipment, foundations, roadways, paving, fencing, collection system, electrical substations, generation transmission tie line and associated towers, an O&M building and interconnection facilities.

Full construction of the Project is anticipated to begin in the 4th Quarter of 2020 with completion by December 31, 2021.

**NOTE:* The map in TAB 11 shows the potential locations of improvements within China Spring ISD boundaries; however, the final number of panels and inverters and the location of each of these facilities is dependent upon ongoing negotiations with power purchasers and other factors.

Glory Leasing, LLC

Chapter 313 Application to China Spring ISD

Cummings Westlake, LLC

TAB 5*Documentation to assist in determining if limitation is a determining factor.*

Linn Partners is family investment firm established in 2005 and based out of Fort Worth. As a firm, we invest in real estate, agriculture and ranch opportunities, and other business ventures where we can add value. Renewable energy projects are slowly becoming synonymous with ranching investments not only in Texas but also neighboring states, especially to the north in Oklahoma and Kansas, and to the west in New Mexico.

Linn Partners is keen to develop and build the proposed Glory Leasing Solar Project as per this application on L Bar L Ranch, which is situated within the China Spring Independent School District, but since this Project is still in early- to mid- stage of development, further investment could be redeployed to other counties within the state of Texas or an entirely different state within the United States. Linn Partners is currently considering comparable solar development opportunities within New Mexico, Arizona, and Colorado. This Project, as with the aforementioned projects, are limited to a finite amount of capital investment.

In addition to the capital that will be deployed by Glory Leasing LLC, the solar project's ultimate financier/operator will be a nationally-renowned entity with limited investment capital to deploy across the U.S. Consistent with the 313 applications filed by these companies on other renewable energy projects, the successful completion of market-competitive tax incentives is a necessity that provides a level playing field for all successful utility-scale solar projects in Texas. Key development characteristics, such as securing tax abatement commercial terms for example, will determine the ultimate location of the Glory Leasing Solar Project. Tax abatements, along with a few several other development variables, have a significant impact on the competitiveness of the project's generation and ultimately likelihood for success. Therefore, Linn Partners is continually comparing investment opportunities, rate of return, and market viability of each project based upon financial metrics.

Due to an extremely competitive power market in ERCOT, the Chapter 313 appraised value limitation agreement is a necessity for a solar project of this size, and the commercial terms associated have a significant impact on the project's likelihood for success. There are only a few developmental variables for solar project which enhance the economics (i.e. property taxes, land rental payment, geotechnical adders), and since solar projects all compete with each other within ERCOT, a project without an appraised value limitation agreement is not competitive and is very unlikely to reach the point of construction. Therefore, this

appraised value limitation is critical to the ability of the proposed project to move forward as currently sited within the China Springs Independent School District.

TAB 7*Description of Qualified Investment*

Glory Leasing, LLC plans to construct a 83 MW solar farm in McLennan County.

This application covers all qualified property within China Spring ISD necessary for the commercial operations of the proposed solar farm described in Tab 4. Eighty-three megawatts (83 MW) will be located in China Spring ISD. Panel placement is subject to change but for purposes of this application, the Project anticipates using approximately 247,760 PV modules or equivalent and 25 inverters.

This application covers all qualified investment and qualified property necessary for the commercial operations of the solar farm.

Qualified Investment and qualified property includes but is not limited to; solar modules/panels, racking and mounting structures, inverters boxes, combiner boxes, meteorological equipment, foundations, roadways, paving, fencing, collection system, electrical substations, generation transmission tie line and associated towers, interconnection facilities, an O&M building and control systems necessary for commercial generation of electricity.

**NOTE:* The map in TAB 11 shows the potential locations of improvements within China Spring ISD boundaries; however, the final number of panels and inverters and the location of each of these facilities is dependent upon ongoing negotiations with power purchasers and other factors.

TAB 8*Description of Qualified Property*

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**NOTE:* The map in TAB 11 shows the potential locations of improvements within China Spring ISD boundaries; however, the final number of panels and inverters and the location of each of these facilities is dependent upon ongoing negotiations with power purchasers and other factors.

**GLORY LEASING, LLC
TAB 13 TO CHAPTER 313 APPLICATION**

**MCLENNAN COUNTY
CHAPTER 313 WAGE CALCULATION - ALL JOBS - ALL INDUSTRIES**

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
FIRST	2018	\$ 893	\$ 46,436
SECOND	2018	\$ 884	\$ 45,968
THIRD	2018	\$ 871	\$ 45,292
FOURTH	2018	\$ 916	\$ 47,632
AVERAGE		\$ 891.00	\$ 46,332

**MCLENNAN COUNTY
CHAPTER 313 WAGE CALCULATION - MANUFACTURING JOBS**

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
FIRST	2018	\$ 1,429	\$ 74,308
SECOND	2018	\$ 1,174	\$ 61,048
THIRD	2018	\$ 1,253	\$ 65,156
FOURTH	2018	\$ 1,220	\$ 63,440
AVERAGE		\$ 1,269	\$ 65,988
X		110%	110%
		\$ 1,395.90	\$ 72,587

CHAPTER 313 WAGE CALCULATION - REGIONAL WAGE RATE

	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
Heart of Texas	2017	\$ 861	\$ 44,781
X		110%	110%
		\$ 947.29	\$ 49,259

* SEE ATTACHED TWC DOCUMENTATION

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

Year	Period	Area	Ownership	Industry Code	Industry	Level	Average Weekly Wage
2018	01	McLennan	Total All	10	Total, All Industries	0	893
2018	02	McLennan	Total All	10	Total, All Industries	0	884
2018	03	McLennan	Total All	10	Total, All Industries	0	871
2018	04	McLennan	Total All	10	Total, All Industries	0	916

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

Year	Period	Area	Ownership	Industry Code	Industry	Level	Average Weekly Wage
2018	01	McLennan	Private	31-33	Manufacturing	2	1,429
2018	02	McLennan	Private	31-33	Manufacturing	2	1,174
2018	03	McLennan	Private	31-33	Manufacturing	2	1,253
2018	04	McLennan	Private	31-33	Manufacturing	2	1,220

Showing 4 items



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**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.

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

PROPERTY INVESTMENT AMOUNTS					(Estimated Investment in each year. Do not put cumulative totals.)				
			Column A	Column B	Column C	Column D	Column E		
Investment made before filing complete application with district	Year	School Year (YYYY-YYYY) (Fill in actual tax year below)	Tax Year (YYYY) (Fill in actual tax year below)	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 (NOTE)	Other new investment made during this year that may become Qualified Property (NOTE)	Other new investment made before filing complete application with district that may become Qualified Property (NOTE)	Total Investment (Sum of Columns A+B+C+D)	
Investment made after filing complete application with district, but before final board approval of application	-	Year preceding the first complete tax year of the qualifying time period (assuming no deferral of qualifying time period)	2019	0	0	0	0	0	0
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period				0	0	0	0	0	0
Complete tax years of qualifying time period	QTP1	2020-2021	2020	7,470,000	0	0	0	7,470,000	
	QTP2	2021-2022	2021	67,230,000	500,000	0	0	67,730,000	
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				74,700,000	500,000	0	0	75,200,000	
Total Qualified Investment (sum of green cells)				75,200,000					

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 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.

Date 4/3/2019
 Applicant Name Glory Leasing, LLC
 ISD Name China Spring ISD

Schedule A2: Total Investment for Economic Impact (Including Qualified Property and other Investments)

PROPERTY INVESTMENT AMOUNTS					
(Estimated Investment in each year. Do not put cumulative totals.)					
	Column A	Column B	Column C	Column D	Column E
	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 non-removable components of buildings that will become Qualified Property	Other investment made during this year that will not become Qualified Property (SEE NOTE)	Other investment made during this year that will become Qualified Property (SEE NOTE)	Total Investment (A+B+C+D)
Year	School Year (YYYY-YYYY) (fill in actual tax year below)	Tax Year (YYYY-YYYY)	Enter amounts from TOTAL row in Schedule A1 in the row below	0	0
TOTALS FROM SCHEDULE A1					
-			74,700,000	900,000	500,000
Total Investment made through limitation					
0	2021-2022	2021	0	0	0
1	2022-2023	2022	0	0	0
2	2023-2024	2023	0	0	0
3	2024-2025	2024	0	0	0
4	2025-2026	2025	0	0	0
5	2026-2027	2026	0	0	0
6	2027-2028	2027	0	0	0
7	2028-2029	2028	0	0	0
8	2029-2030	2029	0	0	0
9	2030-2031	2030	0	0	0
10	2031-2032	2031	0	0	0
			74,700,000	500,000	75,200,000
Continue to maintain viable presence					
11	2032-2033	2032			
12	2033-2034	2033			
13	2034-2035	2034			
14	2035-2036	2035			
15	2036-2037	2036			
16	2037-2038	2037			
17	2038-2039	2038			
18	2039-2040	2039			
19	2040-2041	2040			
20	2041-2042	2041			
21	2042-2043	2042			
22	2043-2044	2043			
23	2044-2045	2044			
24	2045-2046	2045			
25	2046-2047	2046			

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

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

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

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

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

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

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

Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property, is used to maintain, rebuild, renovate, modify or upgrade existing property, or is added to existing property—described in SECTION 13, question #3 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.

Date
Applicant Name
ISD Name

4/3/2019
Glory Leasing, LLC
China Spring ISD

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

Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	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 ISS after all reductions	Final taxable value for M&O after all reductions
	0	2021-2022	2021	0	0	1,867,500	1,867,500	1,867,500	1,867,500
	1	2022-2023	2022	0	485,000	48,106,800	48,591,800	48,591,800	15,000,000
	2	2023-2024	2023	0	472,900	43,923,600	44,396,500	44,396,500	15,000,000
	3	2024-2025	2024	0	461,100	39,740,400	40,201,500	40,201,500	15,000,000
	4	2025-2026	2025	0	449,600	35,034,300	35,483,900	35,483,900	15,000,000
	5	2026-2027	2026	0	438,400	30,328,200	30,766,600	30,766,600	15,000,000
	6	2027-2028	2027	0	427,400	25,622,100	26,049,500	26,049,500	15,000,000
	7	2028-2029	2028	0	416,700	20,393,100	20,809,800	20,809,800	15,000,000
	8	2029-2030	2029	0	406,300	15,687,000	16,093,300	16,093,300	15,000,000
	9	2030-2031	2030	0	396,100	12,549,600	12,945,700	12,945,700	12,945,700
	10	2031-2032	2031	0	386,200	10,980,900	11,367,100	11,367,100	11,367,100
	11	2032-2033	2032	0	376,500	10,980,900	11,357,400	11,357,400	11,357,400
	12	2033-2034	2033	0	367,100	10,980,900	11,348,000	11,348,000	11,348,000
	13	2034-2035	2034	0	357,900	10,980,900	11,338,800	11,338,800	11,338,800
	14	2035-2036	2035	0	349,000	10,980,900	11,329,900	11,329,900	11,329,900
	15	2036-2037	2036	0	340,300	10,980,900	11,321,200	11,321,200	11,321,200
	16	2037-2038	2037	0	331,800	10,980,900	11,312,700	11,312,700	11,312,700
	17	2038-2039	2038	0	323,500	10,980,900	11,304,400	11,304,400	11,304,400
	18	2039-2040	2039	0	315,400	10,980,900	11,296,300	11,296,300	11,296,300
	19	2040-2041	2040	0	307,500	10,980,900	11,288,400	11,288,400	11,288,400
	20	2041-2042	2041	0	299,800	10,980,900	11,280,700	11,280,700	11,280,700
	21	2042-2043	2042	0	292,300	10,980,900	11,273,200	11,273,200	11,273,200
	22	2043-2044	2043	0	285,000	10,980,900	11,265,900	11,265,900	11,265,900
	23	2044-2045	2044	0	277,900	10,980,900	11,258,800	11,258,800	11,258,800
	24	2045-2046	2045	0	271,000	10,980,900	11,251,900	11,251,900	11,251,900
	25	2046-2047	2046	0	264,200	10,980,900	11,245,100	11,245,100	11,245,100

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.

Additional years for 25 year economic impact as required by 313.026(c)(1)

Date 4/3/2019

Applicant Name Glory Leasing, LLC
 ISD Name China Spring ISD

Schedule C: Employment Information

	Construction		Non-Qualifying Jobs		Qualifying Jobs			
	Column A	Column B	Column C	Column D	Column E			
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Number of Construction FTE's or man-hours (Specify)	Average annual wage rates for construction workers	Number of non-qualifying jobs applicant estimates it will create (cumulative)	Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Average annual wage of new qualifying jobs
	0	2020-2021	2020	75 FTE	50,000	0	0	0
	0	2021-2022	2021	175 FTE	50,000	0	0	0
	1	2022-2023	2022	N/A	N/A	0	1	49,260
	2	2023-2024	2023	N/A	N/A	0	1	49,260
	3	2024-2025	2024	N/A	N/A	0	1	49,260
	4	2025-2026	2025	N/A	N/A	0	1	49,260
	5	2026-2027	2026	N/A	N/A	0	1	49,260
	6	2027-2028	2027	N/A	N/A	0	1	49,260
	7	2028-2029	2028	N/A	N/A	0	1	49,260
	8	2029-2030	2029	N/A	N/A	0	1	49,260
	9	2030-2031	2030	N/A	N/A	0	1	49,260
	10	2031-2032	2031	N/A	N/A	0	1	49,260
Years Following Value Limitation Period	11 through 25	2033-2048	2033-2047	N/A	N/A	0	1	49,260

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

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

Date: 4/3/2019
 Applicant Name: Glory Leasing, LLC
 ISD Name: China Spring ISD

Schedule D: Other Incentives (Estimated)

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:	N/A	N/A	N/A	N/A	N/A
	City:	N/A	N/A	N/A	N/A	N/A
	Other:	N/A	N/A	N/A	N/A	N/A
Tax Code Chapter 312	County: McLennan County	2022	8 Years	Annual Avg. of \$139,000	90% for 5/80% for 3	Annual Avg. of \$19,700
	City:	N/A	N/A	N/A	N/A	N/A
	Other:	N/A	N/A	N/A	N/A	N/A
Local Government Code Chapters 380/381	County:	N/A	N/A	N/A	N/A	N/A
	City:	N/A	N/A	N/A	N/A	N/A
	Other:	N/A	N/A	N/A	N/A	N/A
Freeport Exemptions	N/A	N/A	N/A	N/A	N/A	N/A
Non-Annexation Agreements	N/A	N/A	N/A	N/A	N/A	N/A
Enterprise Zone/Project	N/A	N/A	N/A	N/A	N/A	N/A
Economic Development Corporation	N/A	N/A	N/A	N/A	N/A	N/A
Texas Enterprise Fund	N/A	N/A	N/A	N/A	N/A	N/A
Employee Recruitment	N/A	N/A	N/A	N/A	N/A	N/A
Skills Development Fund	N/A	N/A	N/A	N/A	N/A	N/A
Training Facility Space and Equipment	N/A	N/A	N/A	N/A	N/A	N/A
Infrastructure Incentives	N/A	N/A	N/A	N/A	N/A	N/A
Permitting Assistance	N/A	N/A	N/A	N/A	N/A	N/A
Other:	N/A	N/A	N/A	N/A	N/A	N/A
Other:	N/A	N/A	N/A	N/A	N/A	N/A
Other:	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL				139,000		19,700

Additional information on incentives for this project:

MCLENNAN COUNTY TAX ABATEMENT GUIDELINES

1. Purpose

The purpose of these Guidelines is to comply with §312.002 of the Tax Code, and to adopt guidelines and criteria governing tax abatement agreements entered into or participated in by McLennan County. Tax abatement under these Guidelines will be considered for both new structures and facilities and the expansion and modernization of existing structures or facilities.

2. Municipal Reinvestment or Enterprise Zones

2.1 Participation in tax abatement in reinvestment zones or enterprise zones created by municipalities within the County will be the most frequent form of tax abatement. Municipalities may create reinvestment zones in accordance with §312.201 of the Tax Code. Municipalities may enter into tax abatement agreements with the owner(s) of taxable real property within the reinvestment zone to exempt a portion of the taxable value of the real property, and personal property located on the real property. The term “municipal reinvestment zone” includes an “enterprise zone” designated under Chapter 2303 of the Government Code.

2.2 Pursuant to §312.206 of the Tax Code, McLennan County may enter into a tax abatement agreement with the owner of real property **within a municipal reinvestment zone** when a municipality is entering into a tax abatement agreement **with the owner**. The terms of the County Agreement are not required to be identical to those in the municipal agreement, however, the duration and percentages of tax abatement are generally the same.

2.3 The duration of any tax abatement may not exceed a period of ten (10) years, or the period allowed by applicable law.

2.4 The property owner must generally file an application for tax abatement with the County Judge for a tax abatement to be considered by the Commissioners Court. The application must comply with Section 3 below. Exceptions to this requirement are:

2.4.1 The Commissioners Court agrees to accept the application submitted to the municipality as compliance with the application requirement of these Guidelines, and is provided with a copy of the application submitted to the municipality at least ten (10) business days before the abatement is to be considered by the Commissioners Court on behalf of the County. McLennan County reserves the right to require additional information which is reasonably necessary to guide its consideration of whether or not to grant tax abatement.

2.4.2 The Commissioners Court may consider a tax abatement agreement which contains a description of the property, the proposed improvements and additions, any employment positions to be created or maintained, abatement terms, percentages and conditions, and other

information included therein based on negotiations by County officials and legal counsel with the business, in lieu of requiring an application.

2.5 The County may also participate in tax abatement in municipal enterprise zones, but only as provided in §312.206(e) of the Tax Code. The same Guidelines applicable to reinvestment zones shall apply, except as modified by the Tax Code.

2.6 Except as otherwise provided herein, before McLennan County enters into a tax abatement agreement for a property located within a municipal reinvestment or enterprise zone, the following requirements must be shown to have been met:

2.6.1 The reinvestment zone or enterprise zone must have been created in compliance with the requirements of Chapter 312 of the Tax Code.

2.6.2 The term of the proposed abatement cannot exceed 10 years, or the period allowed by applicable law.

2.6.3 The application requirements of these Guidelines have been complied with by the property owner, unless exempted as set forth in Section 2.4.

2.6.4 The terms and conditions of the proposed abatement are found acceptable to the County and its legal counsel.

2.6.5 Sufficient public benefit in the form of improvements/additions to the property, and, if applicable, creation/retention of jobs in the County, is to be generated by the property for which tax abatement is granted.

2.6.6 The terms of the proposed tax abatement agreement must specify the obligations of the property owner to meet certain capital investment and, if applicable, employment standards, and must provide methods to audit compliance of the property owner, and to recover abated taxes, and/or penalties, interest, and/or attorney's fees from the property owner if the property owner fails to meet the obligations.

2.6.7 The property owner must not be currently delinquent on any County taxes.

3. Application for Tax Abatement

3.1 As set forth above, a property owner seeking an abatement of County taxes must file an Application for Tax Abatement with the County Judge, which Application will be reviewed by the Commissioners Court, unless exempted as set forth in Section 2.4.

3.2 An Application for Tax Abatement must include the following:

3.2.1 a legal description and common description of the real property for which tax abatement is sought;

3.2.2 a description of any personal property for which tax abatement is sought;

3.2.3 the proposed capital improvements to the property and any proposed additions of personal property thereon over and above what exists on the property at the date of the Application;

3.2.4 Plans and Specifications for the proposed improvements and additions, and a proposed schedule for such to be completed;

3.2.5 the name, address, and telephone number of the applicant;

3.2.6 if the applicant is other than a natural person, identification of the form of the entity and a copy of the articles of incorporation, partnership agreement, or other document establishing the entity must be provided. Where the applicant is other than a natural person, a certificate of good standing from the State Comptroller shall be provided, and a verification of the entity's status from the State Secretary of State shall be provided where applicable;

3.2.7 the applicant must provide a current tax certificate showing that all property taxes due on the property have been paid;

3.2.8 the applicant must provide a statement of the taxable value of the property and personal property thereon as shown on the assessment for the year of the application, and must state the estimated increase in the taxable value;

3.2.9 the applicant must state any proposed increases in employment or retention of jobs which the Applicant is proposing as incentive for the grant of the tax abatement. This shall include the number of jobs, average wage of jobs, employment benefits to be provided, and a commitment to retain the jobs throughout the abatement period ;

3.2.10 the Application must disclose any discharges of pollutants which are expected to accompany the Applicant's operations on the property ; and

3.2.11 the applicant shall provide a map showing the property, and the location of proposed improvements.

4. Tax Abatement Agreements

4.1 Tax Abatement Agreements must, by statute, contain the following terms and conditions:

- (1) list the kind, number, and location of all proposed improvements of the property;
- (2) provide access to and authorize inspection of the property by County employees to ensure that the improvements or repairs are made according to the specifications and conditions of the agreement;

- (3) limit the uses of the property consistent with the general purpose of encouraging development or redevelopment of the zone during the period that property tax exemptions are in effect;
- (4) provide for recapturing property tax revenue lost as a result of the agreement if the owner of the property fails to make the improvements or repairs as provided by the agreement;
- (5) contain each term agreed to by the owner of the property;
- (6) require the owner of the property to certify annually to the governing body of each taxing unit that the owner is in compliance with each applicable term of the agreement; and
- (7) provide that the governing body of the County may cancel or modify the agreement if the property owner fails to comply with the agreement.

See §§312.205 and 312.206, Tax Code. See Also §312.402, Tax Code.

4.2 The Tax Abatement Agreement may contain other provisions as required by the County or its legal counsel.

4.3 The duration of a tax abatement shall not exceed ten (10) years.

4.4 The Base Year Value of the property, the percentage of abatement, and the length of abatement shall be clearly set forth in the Agreement.

4.5 The "Base Year Value" is the taxable value of the property for the tax year in which the Agreement is executed.

4.6 The abatement provided by a Tax Abatement Agreement is only for the increase of the taxable value over the Base Year Value caused by the improvements and additions made by the property owner to the property which are specifically set forth in the Agreement. The abatement shall not be applied to improvements or personal property located on the property before the Tax Abatement Agreement is executed, or which are not included in the improvements or additions expressly described in the Tax Abatement Agreement. The abatement provided by the Tax Abatement Agreement shall not apply to inventory or supplies.

4.7 A Tax Abatement Agreement will take effect on January 1 of the next year after the improvements and/or additions are completed. A certificate of completion must be provided to the County Judge upon (or the entity administering compliance) completion of the improvements/additions. "Completion" is subject to independent verification of completion by the County (and the municipality if in a municipal reinvestment zone).

4.8 For participation in municipal reinvestment zone tax abatement, the County may choose to use an abbreviated tax abatement agreement that adopts the terms of the municipal tax abatement agreement except as otherwise stated.

4.9 Tax abatement compliance for a municipal reinvestment zone of the City of Waco is generally monitored and administered by the City.

4.10 Tax abatement does not apply to farm-to-market or lateral road taxes.

5. County Reinvestment Zones

5.1 In accordance with Chapter 312, Subchapter C of the Tax Code, McLennan County may create its own reinvestment zones in the unincorporated areas of the County, including within the ETJ of a municipality. The term “county reinvestment zone” includes an “enterprise zone” designated under Chapter 2303 of the Government Code.

5.2 A County Reinvestment Zone shall only be created in accordance with §312.401 of the Tax Code.

5.3 A tax abatement agreement entered into in a County Reinvestment Zone must comply with §312.402 of the Tax Code, and is subject to the Guidelines set forth in Section 4 above.

5.4 A property owner must apply for tax abatement in a County Reinvestment Zone in the same manner as set forth in Section 3 above, with the Application being submitted to the County Judge, unless exempted as set forth in Section 2.4.

5.5 The Guidelines of Sections 3 and 4 above are applicable to a County Reinvestment Zone.

6. Guidelines of General Application

6.1 No member of the County Commissioners Court may have an interest in property to be included in a reinvestment zone, or property for which a tax abatement is granted by the County.

6.2 No tax abatement agreement is effective until formally approved by the Commissioners Court and fully executed by all parties. NO TAX ABATEMENT CAN BE GRANTED FOR PROPERTY THAT IS NOT LOCATED WITHIN A PROPERLY ESTABLISHED REINVESTMENT ZONE.

6.3 Tax abatement will only be granted for increases in the taxable value of the property over the Base Year Value as defined in these Guidelines, and only for increases in value caused by improvements/additions identified in the applicable tax abatement agreement.

6.4 There can be no implied promise to grant tax abatement, and tax abatement may only be granted by the Commissioners Court by formal action, taken by the Commissioners Court as a body, which approves the same.

6.5 Meetings at which a tax abatement is considered by the Commissioners Court must be posted and held in accordance with the Open Meetings Act (Chapter 552 of the Government Code).

6.6 The conflict of interest provisions of Chapter 171 of the Local Government Code apply to actions taken by the Commissioners Court on any tax abatement.

6.7 For tax abatement in a municipal reinvestment zone, the term and percentages of the abatement are the same as those provided for in the municipal tax abatement agreement, except that the County does not recognize or provide additional premium opportunities or additional abatement provided by a municipality (ex. Added % abatement if x number or percentage of employees reside within the municipality, etc.). If the Commissioners Court does not agree with the term or percentages contained in the municipal agreement, it can choose not to participate in the abatement. In determining whether to participate in tax abatement in a municipal reinvestment zone the County will apply a rational review of the proposed term and percentages versus the development and/or employment being provided to determine whether such adequately serves the public purpose of tax abatement and is in the public interest.

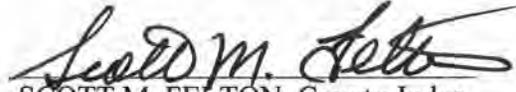
For County Reinvestment Zones, rational review of the proposed length and percentages of tax abatement shall be applied. The proposed term/percentages should be a function of the level of improvements/additions and job creation/retention. Proposals which include job creation/retention shall generally have priority over those which involve only improvements/additions to property. Another factor shall be the quality of the jobs proposed. Generally, a proposed abatement involving creation of near minimum wage jobs should be accorded less favorable abatement than one involving provision of jobs having more attractive wages and benefits. Greater consideration may be given to an applicant that commits to use contractors, vendors and suppliers located in McLennan County for a substantial portion of its construction expenditures and annual supplies and services needs, and presents the County with a plan to do so as part of its application. Greater consideration may be given to an applicant that commits to fill at least 2/3rds of the new employment positions created with persons who reside in McLennan County, and presents the County with a plan to do so as part of its application.

6.8 In accordance with §312.002(d) of the Tax Code, McLennan County's adoption of these Guidelines does not:

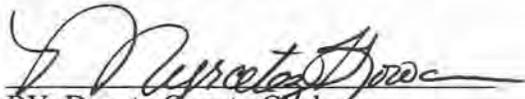
- (1) limit the discretion of the governing body to decide whether to enter into a specific tax abatement agreement;
- (2) limit the discretion of the governing body to delegate to its employees the authority to determine whether or not the governing body should consider a particular application or request for tax abatement; or
- (3) create 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.

6.9 In the event of conflict between these Guidelines and a provision of Chapter 312 of the Tax Code, Chapter 312 of the Tax Code shall control.

Approved and adopted by the McLennan County Commissioners Court on this the 5 day of December 2017.


SCOTT M. FELTON, County Judge

Attest:
J. A. "ANDY" HARWELL, County Clerk
McLennan County, Texas


BY: Deputy County Clerk



Application for Appraised Value Limitation on Qualified Property

SECTION 16: Authorized Signatures and Applicant Certification

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

1. Authorized School District Representative Signature

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

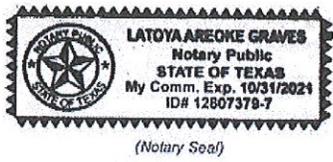
print here Dr. Marc Faulkner Superintendent
Print Name (Authorized School District Representative)
sign here Marc Faulkner Signature (Authorized School District Representative)
Date 6-5-19

2. Authorized Company Representative (Applicant) Signature and Notarization

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

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

print here Roger Linn Owner
Print Name (Authorized Company Representative (Applicant))
sign here Roger Linn Signature (Authorized Company Representative (Applicant))
Date 5-30-19



GIVEN under my hand and seal of office this, the 31 day of May 2019.
Notary Public in and for the State of Texas
My Commission expires: 10/31/21

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.