

UNDERWOOD

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May 16, 2019

John Villarreal
Gary Price
Stephanie Jones
Economic Development and Analysis Division
Texas Comptroller of Public Accounts
111 E. 17th St.
Austin, TX 78774

Via Email and Federal Express

Re: 313 Application – Algodon Solar Energy LLC

Dear John, Gary and Stephanie:

Enclosed please find an application for appraised value limitation on qualified property submitted to Wellman-Union CISD by Algodon Solar Energy LLC on May 13, 2019, along with the schedules in Excel format. A CD containing these documents is also enclosed.

The Wellman-Union CISD Board elected to accept the application on May 13, 2019. The application was determined to be complete on May 16, 2019. We ask that the Comptroller's Office prepare the economic impact report for this application.

A copy of the application will also be submitted to the Terry County Appraisal District in accordance with 34 Tex. Admin. Code §9.1054. Please feel free to contact me if you have any questions or concerns.

Sincerely,



Fred A. Stormer

Encl.
0D2QJE

cc: Chief Appraiser, Terry County Appraisal District
Julia Kimmerly, Sr. Manager, Invenergy LLC
Adam Glatz, Ernst & Young, LP

via US Mail
via email: jkimmerly@invenergyllc.com
via email: adam.h.glatz@ey.com

APPLICATION TAB ORDER FOR REQUESTED ATTACHMENTS

TAB	ATTACHMENT
1	Pages 1 through 11 of Application
2	Proof of Payment of Application Fee
3	Documentation of Combined Group membership under Texas Tax Code 171.0001(7), history of tax default, delinquencies and/or material litigation <i>(if applicable)</i>
4	Detailed description of the project
5	Documentation to assist in determining if limitation is a determining factor
6	Description of how project is located in more than one district, including list of percentage in each district and, if determined to be a single unified project, documentation from the Office of the Governor <i>(if applicable)</i>
7	Description of Qualified Investment
8	Description of Qualified Property
9	Description of Land
10	Description of all property not eligible to become qualified property <i>(if applicable)</i>
11	<p>Maps that clearly show:</p> <ul style="list-style-type: none"> a) Project vicinity b) Qualified investment including location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period c) Qualified property including location of new buildings or new improvements d) Existing property e) Land location within vicinity map f) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size <p>Note: Electronic maps should be high resolution files. Include map legends/markers.</p>
12	Request for Waiver of Job Creation Requirement and supporting information <i>(if applicable)</i>
13	Calculation of three possible wage requirements with TWC documentation
14	Schedules A1, A2, B, C and D completed and signed Economic Impact <i>(if applicable)</i>
15	Economic Impact Analysis, other payments made in the state or other economic information <i>(if applicable)</i>
16	<p>Description of Reinvestment or Enterprise Zone, including:</p> <ul style="list-style-type: none"> a) evidence that the area qualifies as a enterprise zone as defined by the Governor's Office b) legal description of reinvestment zone* c) order, resolution or ordinance establishing the reinvestment zone* d) guidelines and criteria for creating the zone* <p>* To be submitted with application or before date of final application approval by school board</p>
17	Signature and Certification page, signed and dated by Authorized School District Representative and Authorized Company Representative <i>(applicant)</i>



Algodon Solar Energy LLC
Application for Appraised Value Limitation on Qualified Property
To
Wellman-Union CISD

Tab #1
Application pages attached

Application for Appraised Value Limitation on Qualified Property

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

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

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

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

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

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

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

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

Please visit the Comptroller's website to find out more about the program at comptroller.texas.gov/economy/local/ch313/. 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

May 13, 2019

Date Application Received by District

Aaron

First Name

Waldrip

Last Name

Superintendent

Title

Wellman-Union Consolidated Independent School District

School District Name

505 Terry Ave, Wellman, TX 79378

Street Address

P.O. Box 69, Wellman, TX 79378

Mailing Address

Wellman

City

806-637-4910

Phone Number

Texas

State

806-637-2585

Fax Number

awaldrip@esc17.net

Email Address

79378

ZIP

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)

<u>Fred</u> First Name	<u>Stormer</u> Last Name
<u>Attorney</u> Title	
<u>Underwood Law Firm, P.C.</u> Firm Name	
<u>(806) 793-1711</u> Phone Number	<u>(806) 793-1723</u> Fax Number
	<u>fred.stormer@uwlaw.com</u> Email Address
<u>Mobile Number (optional)</u>	

4. On what date did the district determine this application complete? May 16, 2019
5. Has the district determined that the electronic copy and hard copy are identical? Yes No

SECTION 2: Applicant Information

1. Authorized Company Representative (Applicant)

<u>James</u> First Name	<u>Williams</u> Last Name
<u>Vice President of Development</u> Title	<u>Invenergy LLC</u> Organization
<u>One South Wacker Drive, Suite 1800</u> Street Address	
<u>One South Wacker Drive, Suite 1800</u> Mailing Address	
<u>Chicago</u> City	<u>IL</u> State
<u>(303) 557-4488</u> Phone Number	<u>60606</u> ZIP
<u>Mobile Number (optional)</u>	<u>jwilliams@invenergyllc.com</u> 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.

<u>Julia</u> First Name	<u>Kimmerly</u> Last Name
<u>Senior Manager, Renewable Development</u> Title	<u>Invenergy LLC</u> Organization
<u>1401 17th Street, Suite 1100</u> Street Address	
<u>1401 17th Street, Suite 1100</u> Mailing Address	
<u>Denver</u> City	<u>CO</u> State
<u>(303) 557-4485</u> Phone Number	<u>80202</u> ZIP
<u>Mobile Number (optional)</u>	<u>jkimmerly@invenergyllc.com</u> 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)

Adam <hr/> First Name Senior Manager <hr/> Title Ernst & Young LLP <hr/> Firm Name (512) 542-7787 <hr/> Phone Number adam.h.glatz@ey.com <hr/> Business Email Address	Glatz <hr/> Last Name <hr/> (855) 856-7894 <hr/> Fax Number
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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? Algodon Solar Energy LLC
2. List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) 32069972514
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 Company
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 checked="" type="checkbox"/> Land has no existing improvements	<input type="checkbox"/> Land has existing improvements (<i>complete Section 13</i>)
<input type="checkbox"/> Expansion of existing operation on the land (<i>complete Section 13</i>)	<input type="checkbox"/> Relocation within Texas

SECTION 8: Limitation as Determining Factor

1. Does the applicant currently own the land on which the proposed project will occur? Yes No
2. Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project? Yes No
3. Does the applicant have current business activities at the location where the proposed project will occur? Yes No
4. Has the applicant made public statements in SEC filings or other documents regarding its intentions regarding the proposed project location? Yes No
5. Has the applicant received any local or state permits for activities on the proposed project site? Yes No
6. Has the applicant received commitments for state or local incentives for activities at the proposed project site? Yes No
7. Is the applicant evaluating other locations not in Texas for the proposed project? Yes No
8. Has the applicant provided capital investment or return on investment information for the proposed project in comparison with other alternative investment opportunities? Yes No
9. Has the applicant provided information related to the applicant's inputs, transportation and markets for the proposed project? Yes No
10. Are you submitting information to assist in the determination as to whether the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in Texas? Yes No

Chapter 313.026(e) states "the applicant may submit information to the Comptroller that would provide a basis for an affirmative determination under Subsection (c)(2)." If you answered "yes" to any of the questions in Section 8, attach supporting information in Tab 5.

SECTION 9: Projected Timeline

- 1. Application approval by school board Q3 2019
- 2. Commencement of construction July 1, 2020
- 3. Beginning of qualifying time period July 1, 2020
- 4. First year of limitation 2023
- 5. Begin hiring new employees Q2 2022
- 6. Commencement of commercial operations Q2 2022
- 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? Q2 2022

SECTION 10: The Property

- 1. Identify county or counties in which the proposed project will be located Terry County
- 2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property Terry 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: Terry County \$0.702815/\$100 (100%) City: N/A
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
 Hospital District: Terry Memorial \$0.29/\$100 (100%) Water District: South Plains Water Dist., \$0.025/\$100 (100%)
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
 Other (describe): Wellman-Union CISD, \$1.5941/\$100 (100%) Other (describe):
(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 [x] 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? [x] Yes [] No
3a. If yes, attach the applicable supporting documentation:
a. evidence that the area qualifies as a enterprise zone as defined by the Governor's Office (Tab 16);
b. legal description of reinvestment zone (Tab 16);
c. order, resolution or ordinance establishing the reinvestment zone (Tab 16);
d. guidelines and criteria for creating the zone (Tab 16); and
e. a map of the reinvestment zone or enterprise zone boundaries with vicinity map (Tab 11)
3b. If no, submit detailed description of proposed reinvestment zone or enterprise zone with a map indicating the boundaries of the zone on which you propose new construction or new improvements to the Comptroller's office within 30 days of the application date. What is the anticipated date on which you will submit final proof of a reinvestment zone or enterprise zone?

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

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

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

SECTION 14: Wage and Employment Information

1. What is the estimated number of permanent jobs (more than 1,600 hours a year), with the applicant or a contractor of the applicant, on the proposed qualified property during the last complete quarter before the application review start date (date your application is finally determined to be complete)? 0
2. What is the last complete calendar quarter before application review start date:
 First Quarter Second Quarter Third Quarter Fourth Quarter of 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 940.00
 - b. 110% of the average weekly wage for manufacturing jobs in the county is 903.65
 - c. 110% of the average weekly wage for manufacturing jobs in the region is 851.70
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? 44,288.20
10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 45,000.00
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**.



Algodon Solar Energy LLC
Application for Appraised Value Limitation on Qualified Property
To
Wellman-Union CISD

Tab #2

Proof of Payment of Application Fee Paid to School District attached

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)



Algodon Solar Energy LLC
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To
Wellman-Union CISD

Tab #3

The entity Algodon Solar Energy LLC was formed on February 28, 2019. On the 2019 annual franchise tax report Algodon Solar Energy LLC will be included as an affiliate entity on the consolidated group report for Invenergy Renewables LLC (Texas Taxpayer No. 32066250690). This will be a new filing as Invenergy Renewables LLC was registered with the state of Texas February 14, 2018.



Algodon Solar Energy LLC
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Tab #4

Detailed Description of Project

Algodon Solar Energy LLC proposes constructing an up to 200MW solar electric generation facility on up to 2,720 acres of privately-owned land in Terry County.

The proposed qualified investment consists of solar photovoltaic modules, a single axis tracking system, driven-pile foundations, DC wiring, DC/AC inverters, medium voltage step-up transformers, AC cabling and a central substation with a high voltage step-up transformer. Upon completion the site will include 40 – 50 inverters and 600,000 – 700,000 panels depending on the final size of the project built and the technology used.

Other improvements include an electrical substation or switchyard, collection cable, foundations and racking, and other equipment associated with the solar facility.

The capital investment for this project is estimated to be \$175 million to \$225 million. This project will create 300-400 construction jobs (at peak time), as well as two (2) permanent local jobs once fully operational. Algodon Solar Energy LLC anticipates the commencement of commercial operations for this project by the second quarter of 2022. This project is only known as Algodon.

Algodon Solar Energy LLC has applied to the Southwest Power Pool (SPP) on November 30, 2017 and has the following Generation Interconnection Number: GEN- 2017-187.



Algodon Solar Energy LLC
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Tab #5

Documentation to assist in determining if limitation is a determining factor

Section 8, Question 2: Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project?

The only agreements that Algodon Solar Energy LLC has entered into for this project are (i) written lease agreements with landowners that permit the installation of solar energy project facilities on the land, and (ii) consultant agreements for feasibility studies, tax matters, legal advice, etc. The written leases may be terminated by Algodon Solar Energy LLC if it elects not to construct the project. None of the agreements described in this paragraph obligate Algodon Solar Energy LLC to construct the project.

Section 8, Questions 7 and 10: Is the applicant evaluating other locations not in Texas for the proposed project? 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?

Invenergy, as the parent company of Algodon Solar Energy LLC, is North America's largest privately held renewable energy provider, with a national portfolio of wind, solar, storage, and natural gas projects. With operations in several regions throughout the contiguous United States, Invenergy considers economic return on investment as they decide where to locate development projects.

Without tax incentives such as the Ch.313 Value Limitation on Qualified Property, the economic return for this project is negatively impacted to the point that locating the project in Terry County becomes unlikely. If Algodon Solar Energy LLC was not able to obtain a value limitation agreement for this project, the project would most likely be terminated and financial resources would be allocated to projects with more favorable economic returns.

Invenergy is currently considering alternative sites outside the State of Texas for solar developments, including locations in the following states: Oklahoma and New Mexico.



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To
Wellman-Union CISD

Tab #6

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

N/A



Algodon Solar Energy LLC
Application for Appraised Value Limitation on Qualified Property
To
Wellman-Union CISD

Tab #7

Description of Qualified Investment

The proposed qualified investment consists of solar photovoltaic modules, a single axis tracking system, driven-pile foundations, DC wiring, DC/AC inverters, medium voltage step-up transformers, AC cabling and a central substation with a high voltage step-up transformer. Upon completion the site will include 40 – 50 inverters and 600,000 – 700,000 panels depending on the final size of the project built and the technology used.

Other improvements include an electrical substation or switchyard, collection cable, foundations and racking, and other equipment associated with the solar facility.

The capital investment for this project is estimated to be \$175 million to \$225 million. Algodon Solar Energy LLC anticipates the commencement of commercial operations for this project by the second quarter of 2022.



Algodon Solar Energy LLC
Application for Appraised Value Limitation on Qualified Property
To
Wellman-Union CISD

Tab #8

Description of Qualified Property

Algodon Solar Energy LLC proposes constructing an up to 200MW solar electric generation facility on up to 2,720 acres of privately-owned land in Terry County.

The proposed qualified investment consists of solar photovoltaic modules, a single axis tracking system, driven-pile foundations, DC wiring, DC/AC inverters, medium voltage step-up transformers, AC cabling and a central substation with a high voltage step-up transformer. Upon completion the site will include 40 – 50 inverters and 600,000 – 700,000 panels depending on the final size of the project built and the technology used.

Other improvements include an electrical substation or switchyard, collection cable, foundations and racking, and other equipment associated with the solar facility.

The capital investment for this project is estimated to be \$175 million to \$225 million. Algodon Solar Energy LLC anticipates the commencement of commercial operations for this project by the second quarter of 2022.



Algodon Solar Energy LLC
Application for Appraised Value Limitation on Qualified Property
To
Wellman-Union CISD

Tab #9

Description of Land

Algodon Solar Energy LLC will lease up to 2,720 acres of land with local land owners in Terry County, Texas for the construction and operation of the Project.



Algodon Solar Energy LLC
Application for Appraised Value Limitation on Qualified Property
To
Wellman-Union CISD

Tab #10

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

N/A

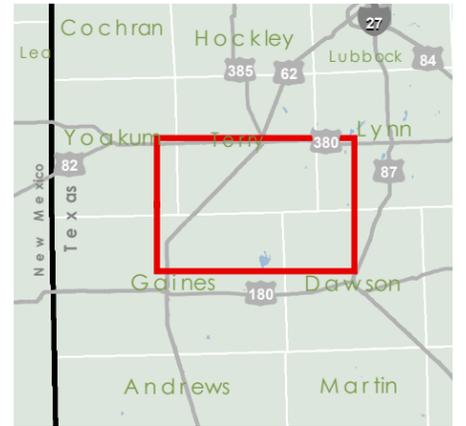
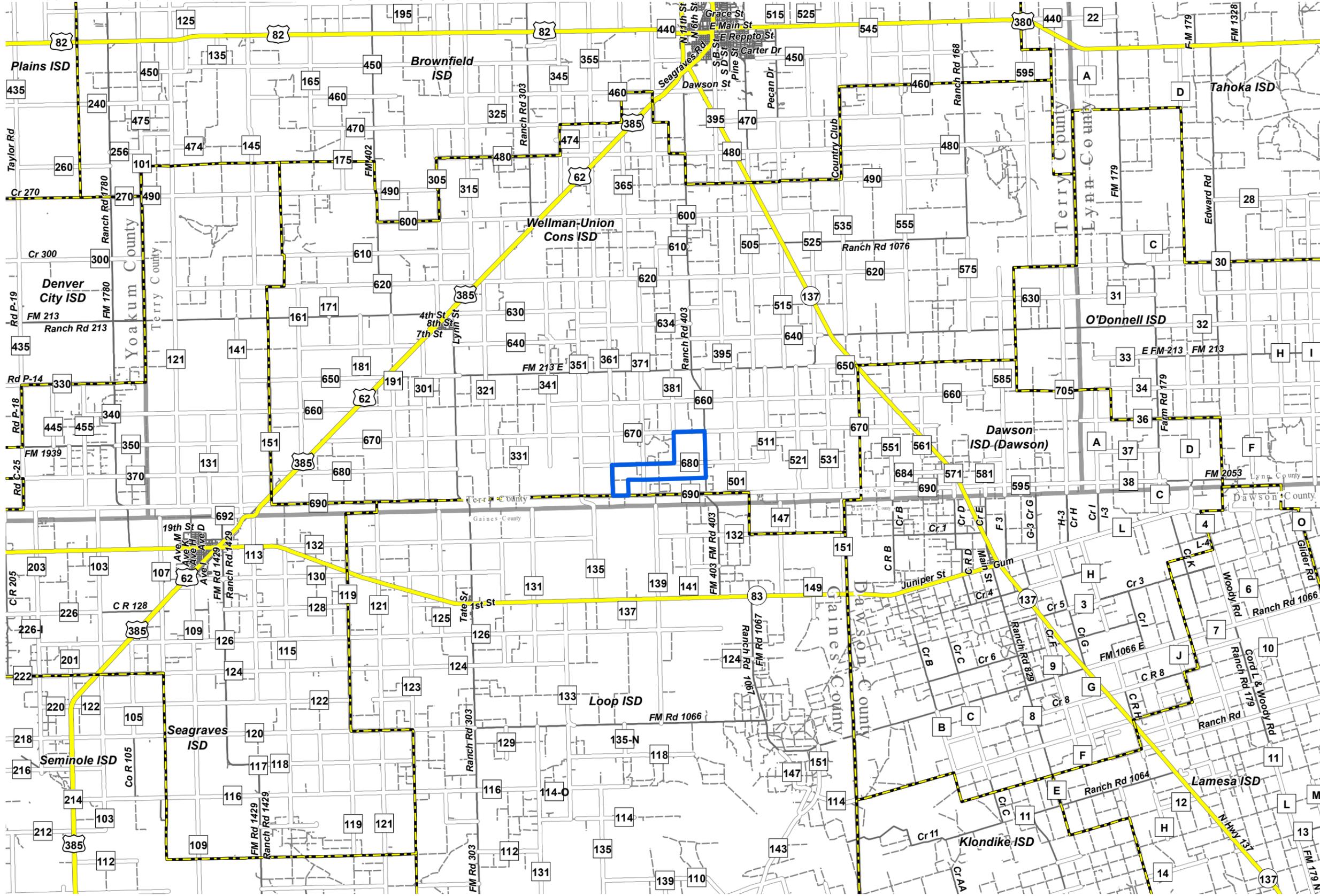


Algodon Solar Energy LLC
Application for Appraised Value Limitation on Qualified Property
To
Wellman-Union CISD

Tab #11

Maps

- A. Project vicinity – Attached
- B. Qualified investment including location of tangible personal property to be placed in service during the qualifying time period – Attached
- C. Qualified property including location of new buildings or new improvements – Attached
- D. Existing property – Attached
- E. Land location within vicinity map – Attached
- F. Reinvestment zone within vicinity map, showing the actual or proposed boundaries and size – Attached



Legend

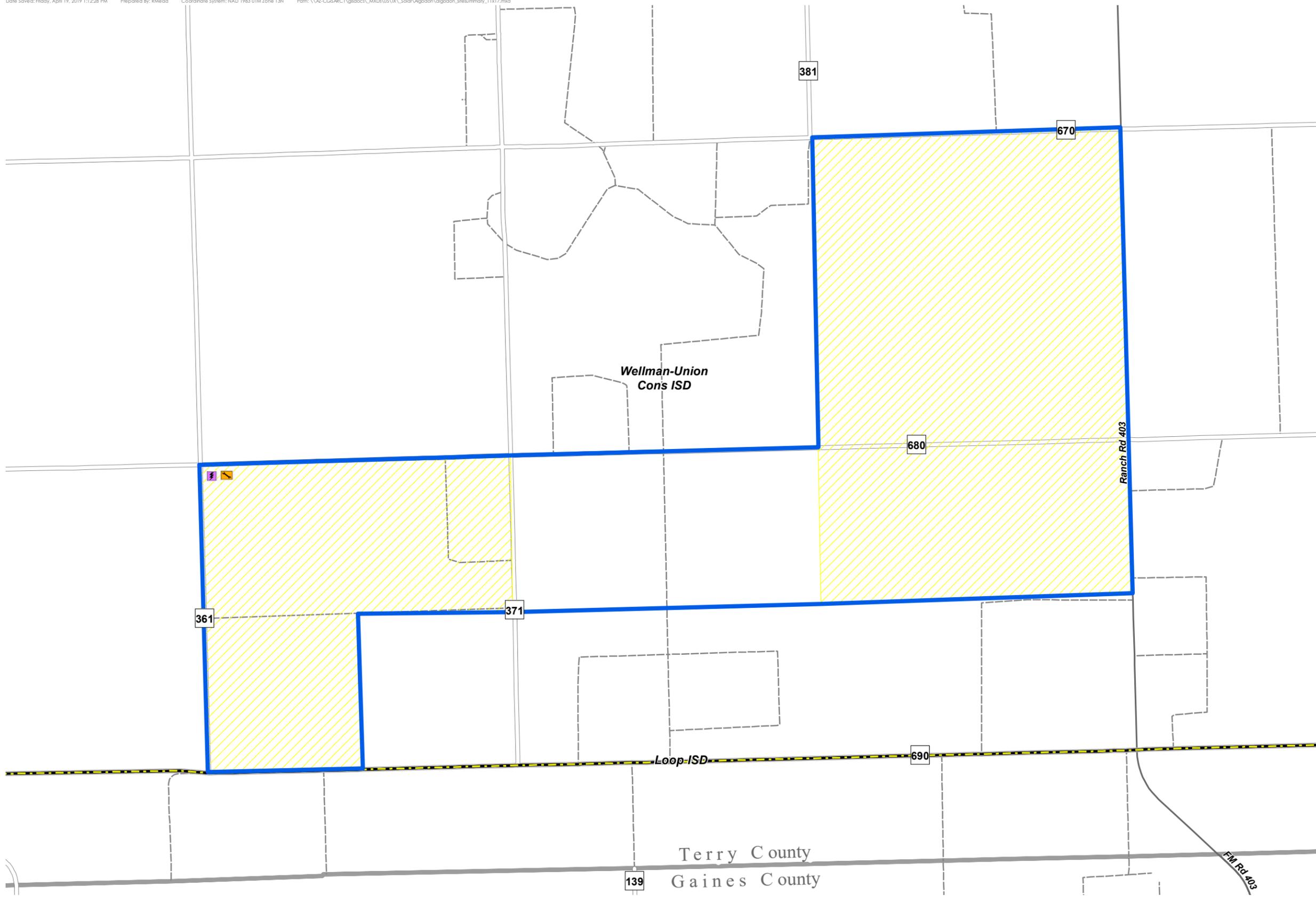
- County Boundary
- Project Boundary
- School District Boundary
- Road Classification**
- US/State Route
- County Road
- Local Road
- Dirt/Unpaved Road

Vicinity Zone Map

Algodon Solar Project | Terry County, Texas

Rev. 01
May 10, 2019

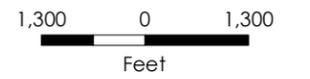
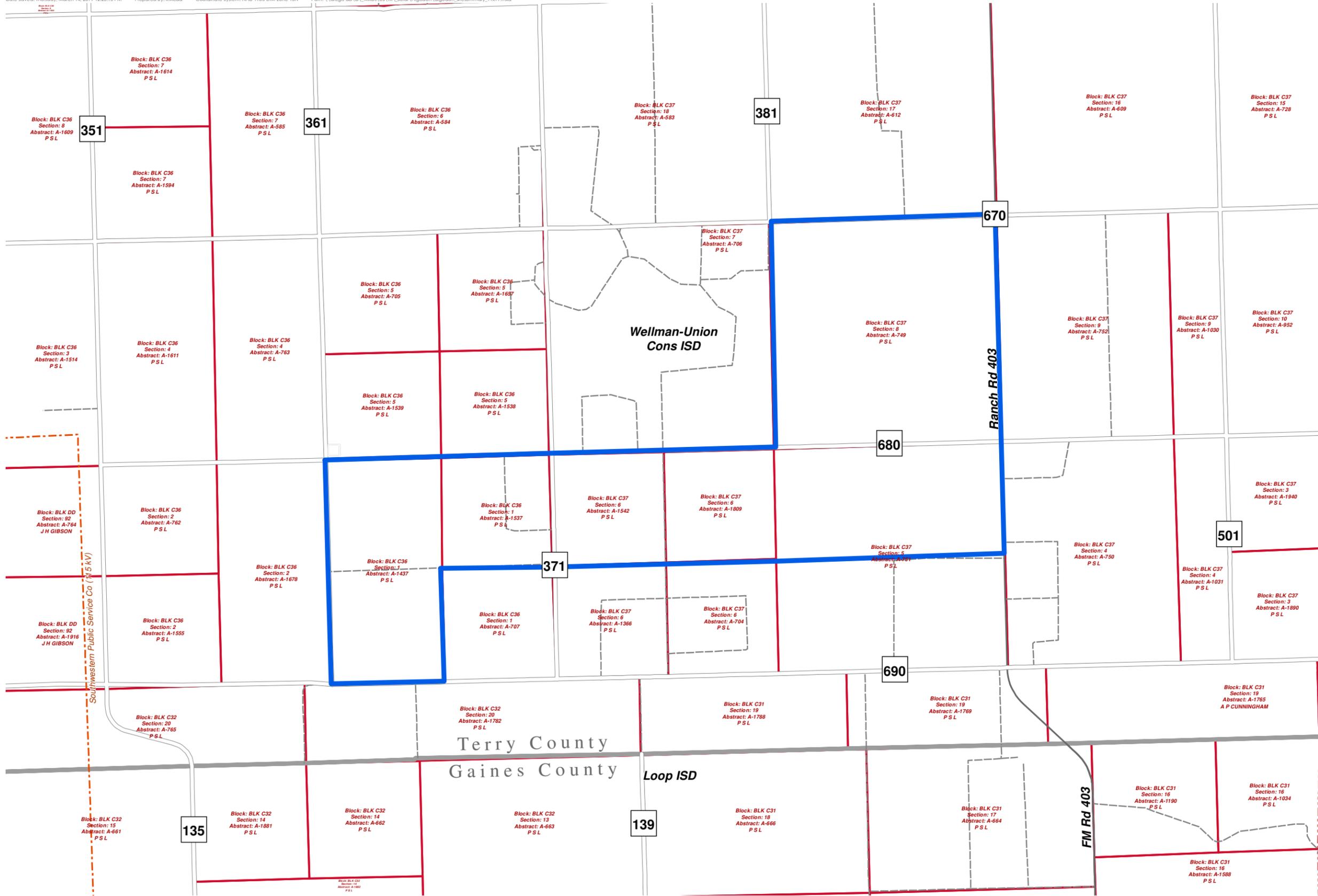




Legend

- O&M Building
 - Project Substation
 - County Boundary
 - Project Boundary
 - Layout Area (Modules and Inverters)
 - School District Boundary
- Road Classification**
- County Road
 - Local Road
 - Dirt/Unpaved Road

O&M Building and Project Substation locations are preliminary and subject to change based on final design.



Legend

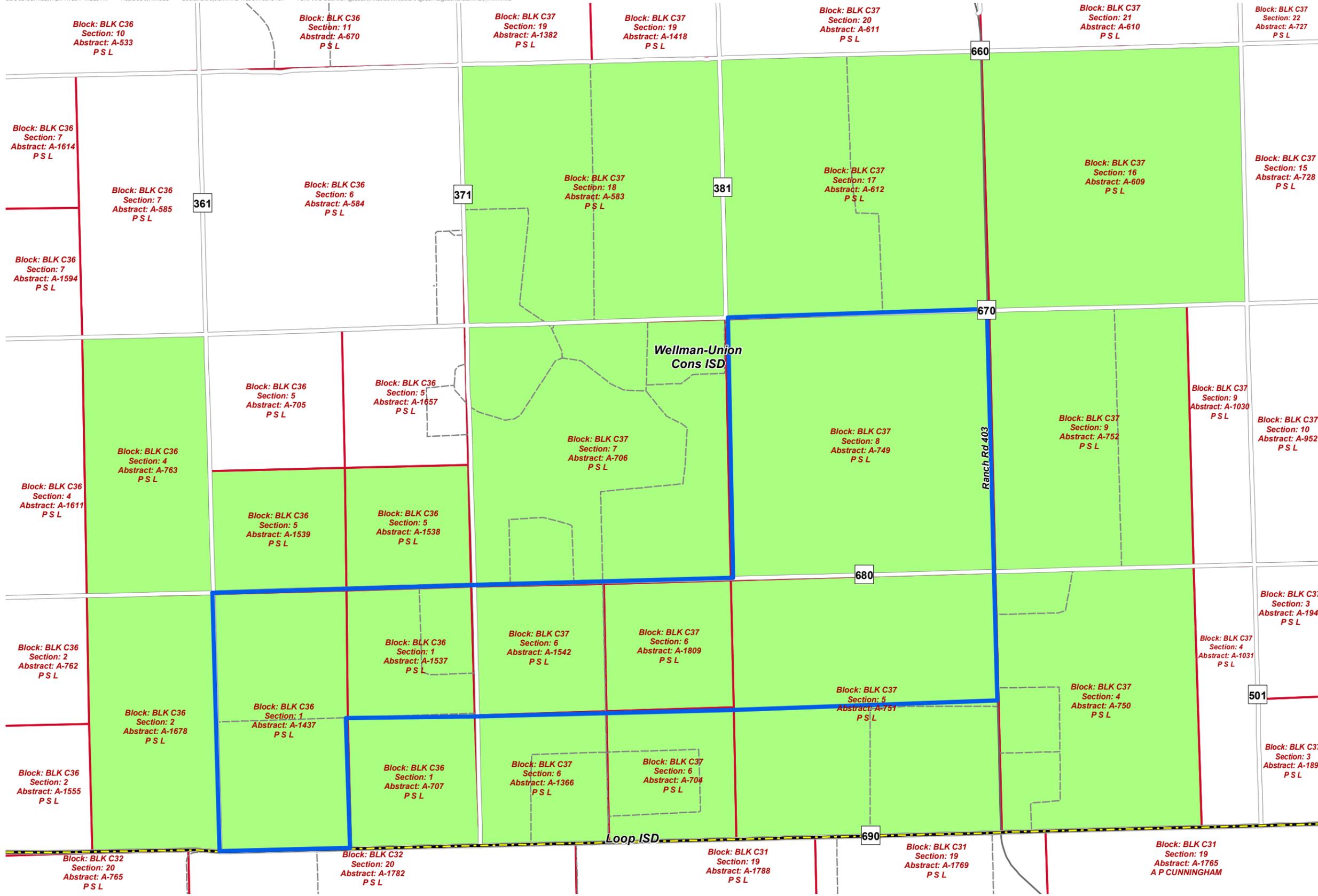
- County Boundary
 - Original Texas Land Survey
 - Project Boundary
 - Proposed Transmission Line
- Road Classification**
- County Road
 - Local Road
 - Dirt/Unpaved Road

Site Map

Algodon Solar Project | Terry County, Texas

Rev. 01
March 14, 2019





Legend

- County Boundary
 - Original Texas Land Survey
 - Project Boundary
 - Reinvestment Zone
 - School District Boundary
- Road Classification**
- County Road
 - Local Road
 - Dirt/Unpaved Road

Reinvestment Zone Map

Algodon Solar Project | Terry County, Texas

Rev. 01
April 19, 2019



2018 Tax Rates

PTD Code	Jur Code	Entity	M & O	I & S	Ratio	Tot Rate	Disc	Sales Tax	LOCAL EXEMPTIONS					STATE EXEMPTIONS			
									%HS	HS	O-65	DA	SP	HS	O-65	DA	SP
223-901-02	03B	Brownfield ISD	1.170000	0.145000	100%	1.315000	0	0	0	0	0	0	0	25,000	10,000	10,000	10,000
223-102-03	02B	City of Brownfield	0.528845	0.000000	100%	0.528845	0	0	0	0	10,000	0	10,000	0	0	0	0
223-902-02	03M	Meadow ISD	1.150000	0.060000	100%	1.210000	0	0	0	0	0	0	0	25,000	10,000	10,000	10,000
223-101-03	02M	City of Meadow	0.542596	0.000000	100%	0.542596	3,2,1	0	0	0	0	0	0	0	0	0	0
223-904-02	03W	Wellman-Union CISD	1.078100	0.516000	100%	1.594100	0	0	0	0	0	0	0	25,000	10,000	10,000	10,000
223-103-03	02W	City of Wellman	0.363430	0.090034	100%	0.453464	0	0	0	0	0	0	0	0	0	0	0
223-000-00	01T	Terry County	0.702815	0.000000	100%	0.702815	0	0.005000	0	0	12,000	0	12,000	0	0	0	0
223-201-11	05H	Terry Mem Hosp Dist	0.290000	0.000000	100%	0.290000	0	0	0	0	12,000	0	12,000	0	0	0	0
223-201-23	04W	South Plains Wat Dist	0.025000	0.000000	100%	0.025000	0	0	0	0	12,000	0	12,000	0	0	0	0
058-902-02	03D	Dawson ISD	1.170000	0.000000	100%	1.170000	0	0	0	0	0	0	0	25,000	10,000	10,000	10,000
083-902-02	03L	Loop ISD	1.170000	0.174000	100%	1.344000	0	0	0	0	0	0	0	25,000	10,000	10,000	10,000
153-903-02	03O	O'Donnell ISD	1.087800	0.350000	100%	1.437800	0	0	0	0	0	0	0	25,000	10,000	10,000	10,000
110-905-02	03R	Ropes ISD	1.170000	0.285000	100%	1.455000	0	0	0	0	0	0	0	25,000	10,000	10,000	10,000
083-901-02	03S	Seagraves ISD	1.040000	0.348400	100%	1.388400	0	0	0	0	0	0	0	25,000	10,000	10,000	10,000
153-904-02	03T	Tahoka ISD	1.170000	0.268600	100%	1.438600	0	0	0	0	0	0	0	25,000	10,000	10,000	10,000

*3,2,1, discount according to Section 31.05 (b) of the Texas Property Tax Code

Source: <https://newtools.cira.state.tx.us/upload/page/4608/docs/2018%20Tax%20Rates.pdf>



Algodon Solar Energy LLC
Application for Appraised Value Limitation on Qualified Property
To
Wellman-Union CISD

Tab #12

Request for Waiver of Job Creation Requirement and supporting information (Attached)

Invenergy

May 13, 2019

Mr. Aaron Waldrip
Superintendent
Wellman-Union Independent School District
505 Terry Ave
Wellman, Texas 79378

RE: Algodon Solar Energy Job Requirements Waiver Request

Dear Superintendent Waldrip:

Please consider this letter to be Algodon Solar Energy LLC's formal request to waive the minimum new job creation requirement, as provided under Texas Tax Code 313.025(f-1).

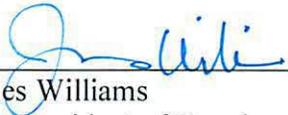
Solar projects create a large number of full-time, temporary jobs during the construction phase, but require a small number of highly skilled technicians to operate the solar project once construction operations end and commercial operations have been established. The permanent employees of a solar energy project maintain and service solar panels, mounting racks, underground electrical connections, substations and related infrastructure. There are also asset managers who supervise, monitor, and support solar project operations from offsite locations.

Invenergy owns and operates a number of similar facilities in the state of Texas and, based on this experience with other facilities, Invenergy estimates a need for two (2) permanent full-time employees to operate a facility of the size of the Algodon Solar Energy LLC project. As such, Algodon Solar Energy LLC hereby requests that the job creation requirement under Chapter 313 of the Texas Tax Code be waived for this project.

Respectfully,

Algodon Solar Energy LLC

By: _____


James Williams
Vice President of Development



Algodon Solar Energy LLC
 Application for Appraised Value Limitation on Qualified Property
 To
 Wellman-Union CISD

Tab #13

Calculation of three possible wage requirements with TWC documentation

County Average Weekly Wages for All Jobs

Year	Period	Area	Industry	Average Weekly Wage
2018	3rd Qtr	Terry	All-Private	\$ 901.00
2018	2nd Qtr	Terry	All-Private	\$ 914.00
2018	1st Qtr	Terry	All-Private	\$ 987.00
2017	4th Qtr	Terry	All-Private	\$ 958.00
Total				\$ 3,760.00
Average				\$ 940.00

110% of County Average Weekly Wages for Manufacturing Jobs

Year	Period	Area	Industry	Average Weekly Wage
2018	3rd Qtr	Terry	Manufacturing	\$ 938.00
2018	2nd Qtr	Terry	Manufacturing	\$ 735.00
2018	1st Qtr	Terry	Manufacturing	\$ 811.00
2017	4th Qtr	Terry	Manufacturing	\$ 802.00
Total				\$ 3,286.00
Average				\$ 821.50
110% of Average				\$ 903.65



110% of Average Weekly Wage for Manufacturing Jobs in Region (South Plains AOG)

Year	Region	Industry	Hourly	Annual
2017	South Plains Association of Governments	Manufacturing	\$19.36	\$ 40,262
		Average Weekly Wage		\$ 774.27
		110% of Average		\$ 851.70

Section 14. Q9 Calculation

110% of Average Weekly Wage for Manufacturing Jobs in South Plains AOG	\$ 851.70
x 52 Weeks	52
Minimum required annual wage	\$ 44,288.24



Terry County Data

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 Code	Industry	Average Weekly Wage
2017	01	Terry	Private	10	Total, All Industries	901
2017	02	Terry	Private	10	Total, All Industries	889
2017	03	Terry	Private	10	Total, All Industries	918
2017	04	Terry	Private	10	Total, All Industries	958
2018	01	Terry	Private	10	Total, All Industries	987
2018	02	Terry	Private	10	Total, All Industries	914
2018	03	Terry	Private	10	Total, All Industries	901

<https://texaslmi.com/LMIbyCategory/QCEW>

Terry County Data

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 Code	Industry	Average Weekly Wage
2017	01	Terry	Total All	1013	Manufacturing	765
2017	02	Terry	Total All	1013	Manufacturing	693
2017	03	Terry	Total All	1013	Manufacturing	897
2017	04	Terry	Total All	1013	Manufacturing	802
2018	01	Terry	Total All	1013	Manufacturing	811
2018	02	Terry	Total All	1013	Manufacturing	735
2018	03	Terry	Total All	1013	Manufacturing	938

<https://texaslmi.com/LMIbyCategory/QCEW>

**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.



Algodon Solar Energy LLC
Application for Appraised Value Limitation on Qualified Property
To
Wellman-Union CISD

Tab #14

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

Date 13-May-19

Applicant Name Algodon Solar Energy LLC

ISD Name Wellman-Union Consolidated Independent School District

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				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	--	Year preceding the first complete tax year of the qualifying time period (assuming no deferrals of qualifying time period)	2019					
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period			2020	\$ 40,000,000.00		\$ -	\$ -	\$ 40,000,000.00
Complete tax years of qualifying time period	QTP1	2021-2022	2021	\$ 100,000,000.00	\$ -	\$ -	\$ -	\$ 100,000,000.00
	QTP2	2022-2023	2022	\$ 39,500,000.00	\$ 500,000.00	\$ -	\$ -	\$ 40,000,000.00
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				\$ 179,500,000.00	\$ 500,000.00	\$ -	\$ -	\$ 180,000,000.00
				Enter amounts from TOTAL row above in Schedule A2				
Total Qualified Investment (sum of green cells)				\$ 180,000,000.00				

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

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

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

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

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

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

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

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

Date 13-May-19

Applicant Name Algodon Solar Energy LLC

Form 50-296A

ISD Name Wellman-Union Consolidated Independent School District

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 investment made during this year that will not become Qualified Property [SEE NOTE]	Other investment made during this year that will become Qualified Property [SEE NOTE]	Total Investment (A+B+C+D)
Total Investment from Schedule A1*	--	TOTALS FROM SCHEDULE A1		Enter amounts from TOTAL row in Schedule A1 in the row below				
				\$ 179,500,000.00	\$ 500,000.00	\$ -	\$ -	\$ 180,000,000.00
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2020-2021	2020	\$ 40,000,000.00	\$ -	\$ -	\$ -	\$ 40,000,000.00
	QTP1	2021-2022	2021	\$ 100,000,000.00	\$ -	\$ -	\$ -	\$ 100,000,000.00
	QTP2	2022-2023	2022	\$ 39,500,000.00	\$ 500,000.00	\$ -	\$ -	\$ 40,000,000.00
Value limitation period***	1	2023-2024	2023					
	2	2024-2025	2024					
	3	2025-2026	2025					
	4	2026-2027	2026					
	5	2027-2028	2027					
	6	2028-2029	2028					
	7	2029-2030	2029					
	8	2030-2031	2030					
	9	2031-2032	2031					
	10	2032-2033	2032					
Total investment made through limitation				\$ 179,500,000.00	\$ 500,000.00	\$ -	\$ -	\$ 180,000,000.00
Continue to maintain viable presence	11	2033-2034	2033					
	12	2034-2035	2034					
	13	2035-2036	2035					
	14	2036-2037	2036					
	15	2037-2038	2037					
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2038-2039	2038					
	17	2039-2040	2039					
	18	2040-2041	2040					
	19	2041-2042	2041					
	20	2042-2043	2042					
	21	2043-2044	2043					
	22	2044-2045	2044					
	23	2045-2046	2045					
	24	2046-2047	2046					
	25	2047-2048	2047					

* 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 **13-May-19**

Applicant Name **Algodon Solar Energy LLC**

Form 50-296A

ISD Name **Wellman-Union Consolidated Independent School District**

Revised May 2014

				Qualified Property			Estimated Taxable Value		
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2020-2021	2020		\$ -	\$ -	\$ -	\$ -	\$ -
	QTP1	2021-2022	2021		\$ -	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000
	QTP2	2022-2023	2022		\$ -	\$ 70,000,000	\$ 70,000,000	\$ 70,000,000	\$ 70,000,000
Value Limitation Period	1	2023-2024	2023		\$ 500,000	\$ 167,580,000	\$ 168,080,000	\$ 168,080,000	\$ 20,000,000
	2	2024-2025	2024		\$ 490,000	\$ 154,152,000	\$ 154,642,000	\$ 154,642,000	\$ 20,000,000
	3	2025-2026	2025		\$ 480,200	\$ 139,662,000	\$ 140,142,200	\$ 140,142,200	\$ 20,000,000
	4	2026-2027	2026		\$ 470,596	\$ 124,002,000	\$ 124,472,596	\$ 124,472,596	\$ 20,000,000
	5	2027-2028	2027		\$ 461,184	\$ 107,100,000	\$ 107,561,184	\$ 107,561,184	\$ 20,000,000
	6	2028-2029	2028		\$ 451,960	\$ 88,848,000	\$ 89,299,960	\$ 89,299,960	\$ 20,000,000
	7	2029-2030	2029		\$ 442,921	\$ 69,138,000	\$ 69,580,921	\$ 69,580,921	\$ 20,000,000
	8	2030-2031	2030		\$ 434,063	\$ 47,844,000	\$ 48,278,063	\$ 48,278,063	\$ 20,000,000
	9	2031-2032	2031		\$ 425,382	\$ 36,000,000	\$ 36,425,382	\$ 36,425,382	\$ 20,000,000
	10	2032-2033	2032		\$ 416,874	\$ 36,000,000	\$ 36,416,874	\$ 36,416,874	\$ 20,000,000
Continue to maintain viable presence	11	2033-2034	2033		\$ 408,536	\$ 36,000,000	\$ 36,408,536	\$ 36,408,536	\$ 36,408,536
	12	2034-2035	2034		\$ 400,366	\$ 36,000,000	\$ 36,400,366	\$ 36,400,366	\$ 36,400,366
	13	2035-2036	2035		\$ 392,358	\$ 36,000,000	\$ 36,392,358	\$ 36,392,358	\$ 36,392,358
	14	2036-2037	2036		\$ 384,511	\$ 36,000,000	\$ 36,384,511	\$ 36,384,511	\$ 36,384,511
	15	2037-2038	2037		\$ 376,821	\$ 36,000,000	\$ 36,376,821	\$ 36,376,821	\$ 36,376,821
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2038-2039	2038		\$ 369,285	\$ 36,000,000	\$ 36,369,285	\$ 36,369,285	\$ 36,369,285
	17	2039-2040	2039		\$ 361,899	\$ 36,000,000	\$ 36,361,899	\$ 36,361,899	\$ 36,361,899
	18	2040-2041	2040		\$ 354,661	\$ 36,000,000	\$ 36,354,661	\$ 36,354,661	\$ 36,354,661
	19	2041-2042	2041		\$ 347,568	\$ 36,000,000	\$ 36,347,568	\$ 36,347,568	\$ 36,347,568
	20	2042-2043	2042		\$ 340,616	\$ 36,000,000	\$ 36,340,616	\$ 36,340,616	\$ 36,340,616
	21	2043-2044	2043		\$ 333,804	\$ 36,000,000	\$ 36,333,804	\$ 36,333,804	\$ 36,333,804
	22	2044-2045	2044		\$ 327,128	\$ 36,000,000	\$ 36,327,128	\$ 36,327,128	\$ 36,327,128
	23	2045-2046	2045		\$ 320,585	\$ 36,000,000	\$ 36,320,585	\$ 36,320,585	\$ 36,320,585
	24	2046-2047	2046		\$ 314,174	\$ 36,000,000	\$ 36,314,174	\$ 36,314,174	\$ 36,314,174
	25	2047-2048	2047		\$ 307,890	\$ 36,000,000	\$ 36,307,890	\$ 36,307,890	\$ 36,307,890

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 **13-May-19**
 Applicant Name **Algodon Solar Energy LLC**
 ISD Name **Wellman-Union Consolidated Independent School District**

Form 50-296A
Revised May 2014

	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Construction		Non-Qualifying Jobs	Qualifying Jobs	
				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 <i>Insert as many rows as necessary</i>	0	2020-2021	2020	50 FTE'S	\$ 45,000	0	0	
	QTP1	2021-2022	2021	300 FTE'S	\$ 45,000	0	0	
	QTP2	2022-2023	2022	100 FTE'S	\$ 45,000	0	2	\$ 45,000
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2023-2024	2023			0	2	\$ 45,000
	2	2024-2025	2024			0	2	\$ 45,000
	3	2025-2026	2025			0	2	\$ 45,000
	4	2026-2027	2026			0	2	\$ 45,000
	5	2027-2028	2027			0	2	\$ 45,000
	6	2028-2029	2028			0	2	\$ 45,000
	7	2029-2030	2029			0	2	\$ 45,000
	8	2030-2031	2030			0	2	\$ 45,000
	9	2031-2032	2031			0	2	\$ 45,000
	10	2032-2033	2032			0	2	\$ 45,000
Years Following Value Limitation Period	11 through 25	2033-2048	2033-2047			0	2	\$ 45,000

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

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

Schedule D: Other Incentives (Estimated)

Date 13-May-19
Applicant Name Algodon Solar Energy LLC
ISD Name Wellman-Union Consolidated Independent School District

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: Terry	2023	10-Years	\$ 724,000	\$ (324,000)	\$ 400,000
	City:					
	Other:					
Local Government Code Chapters 380/381	County:					
	City:					
	Other:					
Freeport Exemptions						
Non-Annexation Agreements						
Enterprise Zone/Project						
Economic Development Corporation						
Texas Enterprise Fund						
Employee Recruitment						
Skills Development Fund						
Training Facility Space and Equipment						
Infrastructure Incentives						
Permitting Assistance						
Other:						
Other:						
Other:						
Other:						
TOTAL				\$ 724,000	\$ (324,000)	\$ 400,000

Additional information on incentives for this project:

Local incentives currently being negotiated. Values represented above are tentative estimates only.



Algodon Solar Energy LLC
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Tab #15

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



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Tab #16

Description of Reinvestment or Enterprise Zone, including:

a) Evidence that the area qualifies as a enterprise zone as defined by the Governor's Office – attached

Please Note: While the entire project area is within the boundaries of a state enterprise zone, as defined in Texas Government Code Ch.2303, Algodon Solar Energy LLC also plans to establish a reinvestment zone through Terry County for the purposes of seeking Ch.312 Property Tax Abatement agreements. The anticipated date for reinvestment zone creation by Terry County is June 30, 2019.

b) Legal description of reinvestment zone – anticipate the reinvestment zone to be approved by Terry County by June 30, 2019.

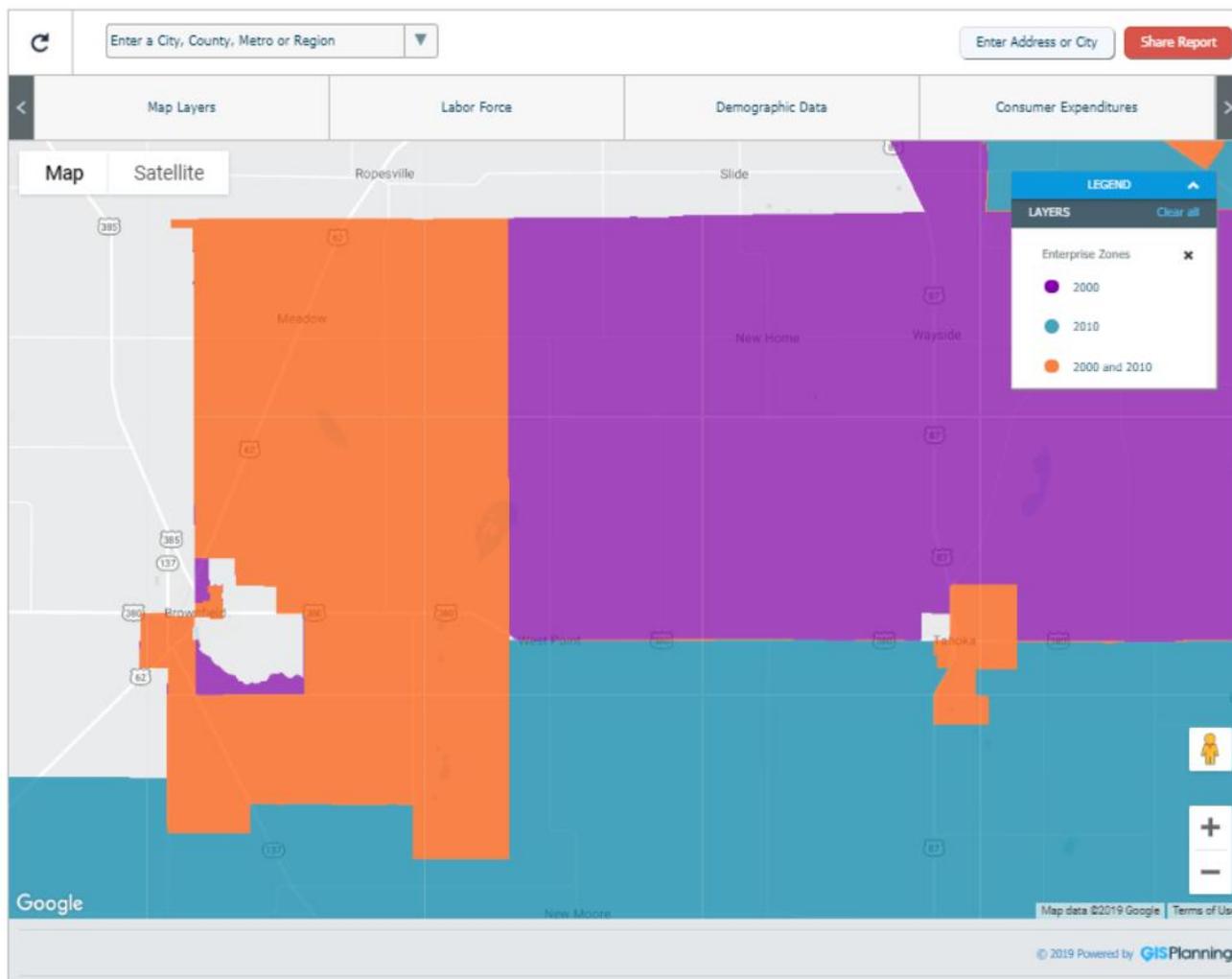
c) Order, resolution or ordinance establishing the reinvestment zone – anticipate the reinvestment zone to be approved by Terry County by June 30, 2019.

d) Guidelines and criteria for creating the zone – anticipate the approval of Guidelines and Criteria, and designation of reinvestment zone to be approved by Terry County by June 30, 2019.

Enterprise Zone in the 2010 Census

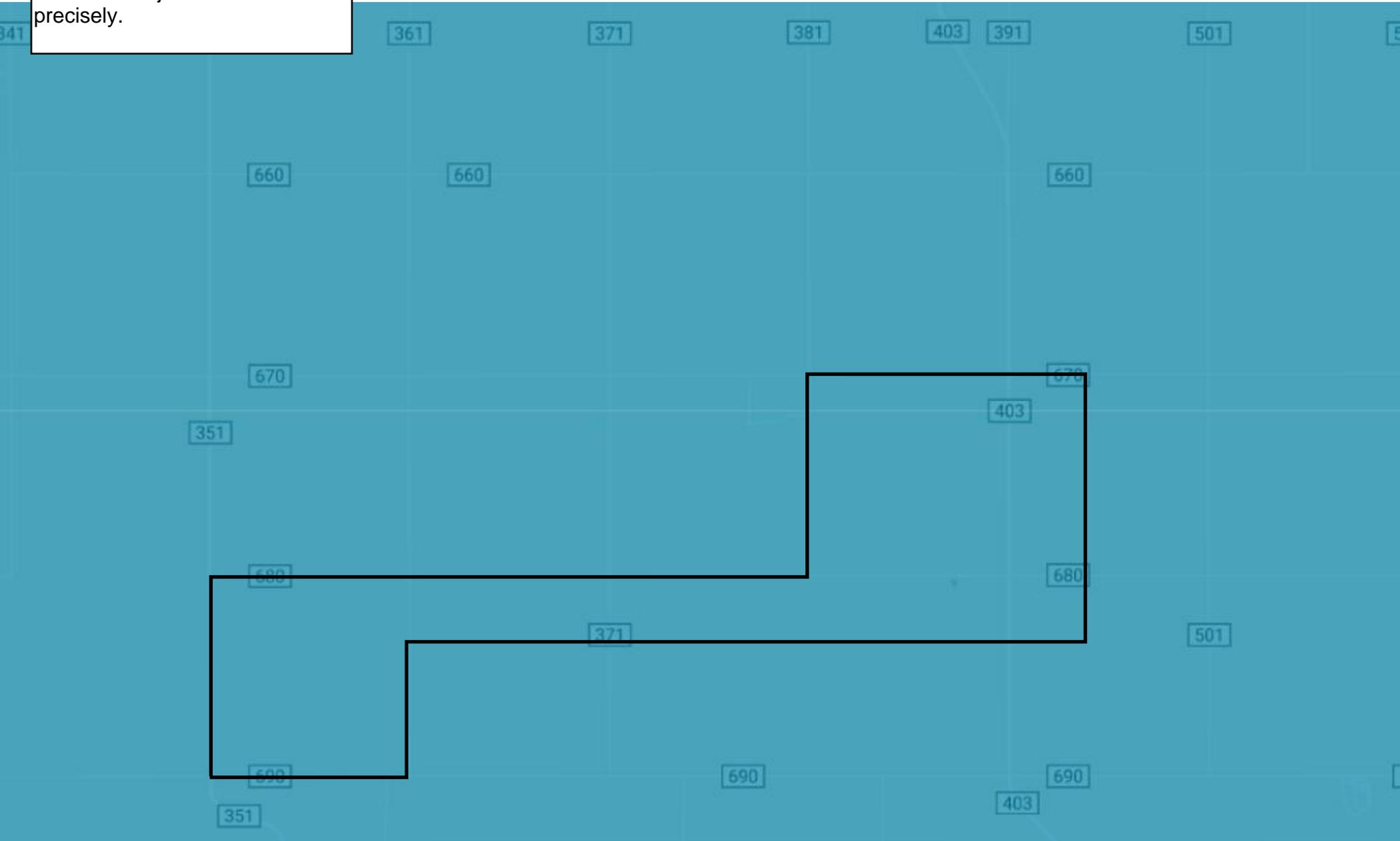
MAPPING OUR DATA

Visualize data with our easy-to-use mapping tool. Demographic variables and GIS data related to growing or expanding in Texas.



Note: This is a zoomed-in version of the map on the previous page. We are using this version to show the Project borders more precisely.

Enterprise Zone in the 2010 Census



Enterprise Zones in the 2010 Census

County	Census Tract	Block Group	Total Pop.	Total Pop. In Poverty	Poverty Rate
Anderson	950700	2	913	403	44.140%
Anderson	950500	2	707	255	36.068%
Anderson	950700	3	1232	635	51.542%
Anderson	950800	2	1144	403	35.227%
Anderson	950800	1	1102	238	21.597%
Anderson	950600	1	1505	697	46.312%
Anderson	950500	3	2023	490	24.221%
Anderson	951000	2	2191	486	22.182%
Anderson	950902	4	1805	380	21.053%
Anderson	951000	4	1359	305	22.443%
Andrews	950300	2	1615	532	32.941%
Andrews	950300	1	1762	588	33.371%
Andrews	950200	3	1048	304	29.008%
Angelina	301	3	2479	545	21.985%
Angelina	200	1	2078	575	27.671%
Angelina	700	2	1129	434	38.441%
Angelina	800	4	664	186	28.012%
Angelina	1001	2	1230	376	30.569%
Angelina	700	3	952	284	29.832%
Angelina	600	2	1151	434	37.706%
Angelina	1300	1	2036	672	33.006%
Angelina	400	1	1164	410	35.223%
Angelina	500	4	864	490	56.713%
Angelina	400	2	1600	344	21.500%
Angelina	1200	1	1386	339	24.459%
Angelina	500	2	1681	490	29.149%
Angelina	500	1	937	455	48.559%
Angelina	600	1	1349	346	25.649%
Angelina	102	2	761	304	39.947%
Angelina	600	3	2156	585	27.134%
Angelina	400	3	1475	495	33.559%
Angelina	1001	3	971	481	49.537%
Angelina	1100	3	827	246	29.746%
Angelina	902	2	503	121	24.056%
Angelina	101	3	1998	672	33.634%
Angelina	101	1	2743	730	26.613%
Angelina	400	4	1045	228	21.818%
Aransas	950500	3	687	244	35.517%
Aransas	950300	3	1547	442	28.571%
Aransas	950400	1	1487	695	46.738%
Aransas	950300	4	1494	433	28.983%
Aransas	950100	2	2019	404	20.010%
Archer	20300	3	585	138	23.590%
Archer	20300	4	656	161	24.543%
Armstrong	950100	3	667	154	23.088%

Enterprise Zones in the 2010 Census

Taylor	10500	3	759	220	28.986%
Taylor	10700	1	941	360	38.257%
Taylor	10100	2	830	276	33.253%
Taylor	13600	2	1269	277	21.828%
Taylor	10900	5	815	266	32.638%
Taylor	10900	6	1242	876	70.531%
Taylor	11300	1	1079	316	29.286%
Taylor	10100	4	1077	478	44.383%
Taylor	11400	1	1106	302	27.306%
Taylor	10300	1	578	125	21.626%
Taylor	11500	1	1455	427	29.347%
Taylor	12100	1	546	332	60.806%
Taylor	10900	3	1150	475	41.304%
Taylor	13401	2	1009	263	26.065%
Taylor	10100	3	847	275	32.468%
Taylor	11900	1	1092	489	44.780%
Taylor	13600	1	714	212	29.692%
Taylor	10400	1	812	210	25.862%
Taylor	10800	2	981	352	35.882%
Taylor	11200	1	892	347	38.901%
Taylor	13600	3	1820	400	21.978%
Taylor	10400	2	1465	499	34.061%
Taylor	10800	1	868	449	51.728%
Taylor	13100	6	1561	744	47.662%
Taylor	12200	1	683	368	53.880%
Taylor	10700	2	516	117	22.674%
Taylor	10200	1	1623	626	38.571%
Taylor	13100	3	627	274	43.700%
Taylor	10300	2	917	401	43.730%
Taylor	12700	5	935	291	31.123%
Taylor	10200	2	374	164	43.850%
Taylor	12802	2	978	304	31.084%
Taylor	11700	1	1829	597	32.641%
Taylor	12300	3	1784	368	20.628%
Taylor	13100	1	961	388	40.375%
Taylor	12300	1	718	203	28.273%
Taylor	11300	4	660	291	44.091%
Taylor	10500	1	914	299	32.713%
Terry	950400	2	561	208	37.077%
Terry	950100	3	785	240	30.573%
Terry	950400	3	664	206	31.024%
Terry	950300	3	161	40	24.845%
Terry	950100	1	1254	395	31.499%
Terry	950300	2	466	143	30.687%
Titus	950400	3	561	120	21.390%
Titus	950800	1	1173	248	21.142%
Titus	950600	2	1840	660	35.870%



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Wellman-Union ISD

Tab #17

Signature and Certification page, signed and dated by Authorized School District Representative and
Authorized Company Representative (applicant)

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 → Aaron Waldrip
Print Name (Authorized School District Representative)

Superintendent
Title

sign here → 
Signature (Authorized School District Representative)

5/13/19
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.

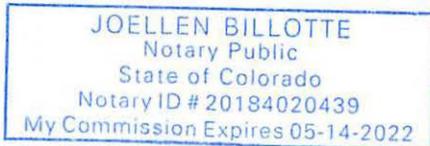
I hereby certify and affirm that the business entity I represent is in good standing under the laws of the state in which the business entity was organized and that no delinquent taxes are owed to the State of Texas.

print here → James Williams
Print Name (Authorized Company Representative (Applicant))

Vice President of Development
Title

sign here → 
Signature (Authorized Company Representative (Applicant))

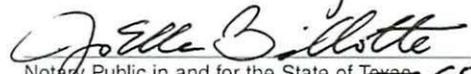
5/10/2019
Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

10 day of May, 2019


Notary Public in and for the State of Texas - CO

My Commission expires: 5-14-22

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.