

# O'HANLON, DEMERATH & CASTILLO

ATTORNEYS AND COUNSELORS AT LAW

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February 4, 2020

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

RE: (1394) Amendment Two Execution 01 to Muenster Independent School District from  
Wildcat Creek Wind Farm LLC

To the Local Government Assistance & Economic Analysis Division:

Enclosed is Amendment Two Execution 01 to Muenster Independent School District from  
Wildcat Creek Wind Farm LLC

The following changes have been made:

1. Tabs 4, 7 and 8: Updated Number of turbines to the range of 14 to 17. The MW from the windfarm in Muenster has increase to the range of 55.8 and 70.2.
2. Updated Qualified Property Map
3. Updated Schedules A1, A2 and B
4. New signature page

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

Sincerely,



Kevin O'Hanlon  
School District Consultant

Cc: Cooke County Appraisal District  
Wild Creek Wind Farm LLC

**TAB #4**

Detailed Description of Project

The Applicant, Wildcat Creek Wind Farm LLC, is requesting an appraised value limitation for all property constructed or placed upon real property located in Muenster ISD in Cooke County. 12,168 acres of the project's reinvestment zone are located within Muenster ISD boundaries—of those, ~5,100 acres are leased. The property for which the Applicant is requesting an appraised value limitation will be a wind-powered electric generating facility with an estimated operating capacity of 180 megawatts of power. The Applicant estimates that between 55.8 and 70.2 megawatts of the estimated 180 megawatts of the project will be located in Muenster ISD. The exact number of wind turbines and the size of each turbine will vary depending upon the final wind turbines selected and the megawatt generating capacity of the project, but the current estimated turbine count for Muenster ISD is between fourteen (14) and seventeen (17). The Project will also include, but not limited to, the following: reinforced concrete foundations supporting the weight of each turbine tower, conductor cables used to transport electricity from each turbine tower to an electrical substation, access roads, a collection substation, and an approximately nine (9) mile "generator-lead" transmission line. The Project boundaries are within both Era ISD and Muenster ISD. The Project is entirely within a Cooke County Reinvestment Zone. The Applicant estimates that the Project will be constructed and become operational by the end of the year 2020.

**TAB #7**

Description of Qualified Investment

The Applicant, Wildcat Creek Wind Farm LLC, is requesting an appraised value limitation for all property constructed or placed upon real property located in Muenster ISD in Cooke County. 12,168 acres of the project's reinvestment zone are located within Muenster ISD boundaries—of those, ~5,100 acres are leased. The property for which the Applicant is requesting an appraised value limitation will be a wind-powered electric generating facility. The Applicant estimates that between 55.8 and 70.2 megawatts of the estimated 180 megawatts of the project will be located in Muenster ISD. The exact number of wind turbines and the size of each turbine will vary depending upon the final wind turbines selected and the megawatt generating capacity of the project, but the current estimated turbine count for Muenster ISD is between fourteen (14) and seventeen (17). The Project will also include, but not limited to, the following: reinforced concrete foundations supporting the weight of each turbine tower, conductor cables used to transport electricity from each turbine tower to an electrical substation, access roads, a collection substation, and an approximately nine (9) mile "generator-lead" transmission line. The Project is entirely within a Cooke County Reinvestment Zone. The Applicant estimates that the Project will be constructed and become operational by the end of the year 2020.

**TAB #8**

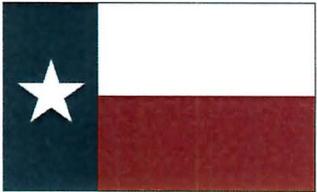
Description of Qualified Property

The Applicant, Wildcat Creek Wind Farm LLC, is requesting an appraised value limitation for all property constructed or placed upon real property located in Muenster ISD in Cooke County. 12,168 acres of the project's reinvestment zone are within Muenster ISD boundaries—of those, ~5,100 acres are leased. The property for which the Applicant is requesting an appraised value limitation will be a wind-powered electric generating facility. The Applicant estimates that between 55.8 and 70.2 megawatts of the estimated 180 megawatts of the project will be located in Muenster ISD. The exact number of wind turbines and the size of each turbine will vary depending upon the final wind turbines selected and the megawatt generating capacity of the project, but the current estimated turbine count for Muenster ISD is between fourteen (14) and seventeen (17). The Project will also include, but not limited to, the following: reinforced concrete foundations supporting the weight of each turbine tower, conductor cables used to transport electricity from each turbine tower to an electrical substation, access roads, a collection substation, and an approximately nine (9) mile "generator-lead" transmission line. The Project is entirely within a Cooke County Reinvestment Zone. The Applicant estimates that the Project will be constructed and become operational by the end of the year 2020.

**TAB #11**

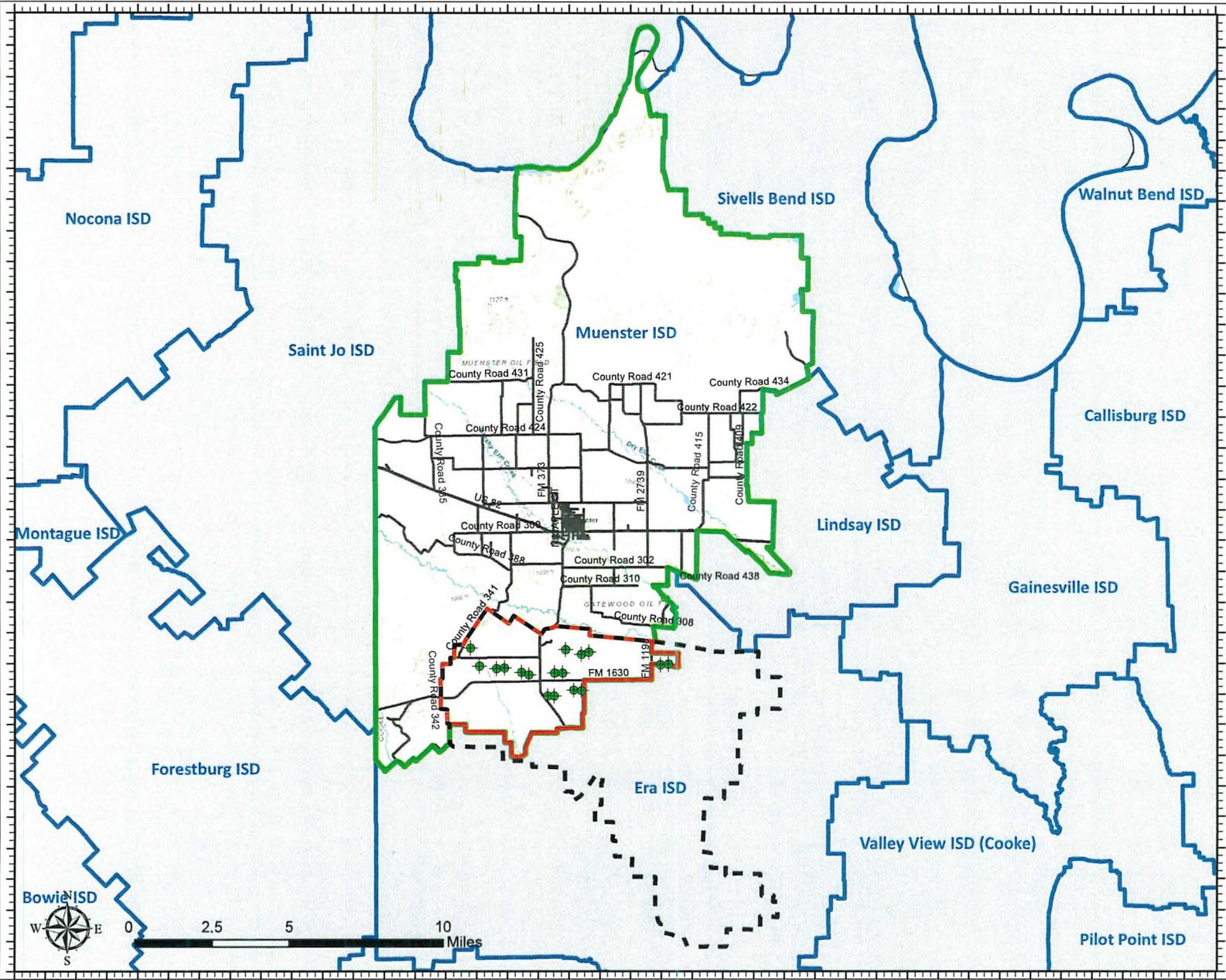
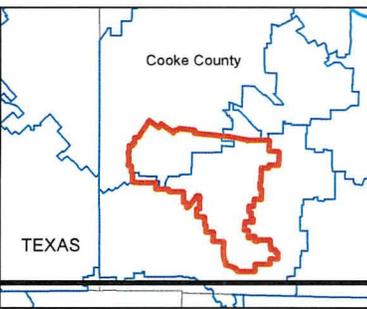
Maps of Project

See attached.



### Wildcat Creek Wind Farm Muenster ISD

- Proposed Turbine Locations
- Reinvestment Zone
- Project Boundary
- Muenster ISD
- ISD Boundaries
- Public Roads



Date 12/18/2019  
Applicant Name Wildcat Creek Wind Farm LLC  
ISD Name Muenster ISD

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

Form 50-296A  
Revised May 2014

PROPERTY INVESTMENT AMOUNTS									
(Estimated Investment in each year. Do not put cumulative totals.)									
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	Column A New investment (original cost) in <b>tangible personal property</b> placed in service during this year that will become Qualified Property	Column B New investment made during this year in <b>buildings or permanent nonremovable components of buildings</b> that will become Qualified Property	Column C Other new investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Column D Other new investment made during this year that may become Qualified Property [SEE NOTE]	Column E <b>Total Investment</b> (Sum of Columns A+B+C+D)	
Investment made before filing complete application with district		Year preceding the first complete tax year of the qualifying time period (assuming no deferrals of qualifying time period)	2019	Not eligible to become Qualified Property				\$0	\$0
Investment made after filing complete application with district, but before final board approval of application	-			\$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	
Complete tax years of qualifying time period	QTP1	2020-2021	2020	\$71,556,923	\$0	\$0	\$0	\$71,556,923	
	QTP2	2021-2022	2021	\$0	\$0	\$0	\$0	\$0	
<b>Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]</b>				\$71,556,923	\$0	\$0	\$0	\$71,556,923	
				Enter amounts from TOTAL row above in Schedule A2					
<b>Total Qualified Investment (sum of green cells)</b>				\$71,556,923					

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

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

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

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

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

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

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

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

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

Date 12/18/2019  
Applicant Name Wildcat Creek Wind Farm LLC  
ISD Name Muenster ISD

Form 50-296A  
Revised May 2014

PROPERTY INVESTMENT AMOUNTS									
(Estimated Investment in each year. Do not put cumulative totals.)									
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	Column A	Column B	Column C	Column D	Column E	
				New investment (original cost) in <b>tangible personal property</b> placed in service during this year that will become Qualified Property	New investment made during this year in <b>buildings or permanent nonremovable components of buildings</b> that will become Qualified Property	Other investment made during this year that will <u>not</u> 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		\$71,556,923	\$0	\$0	\$0	\$71,556,923
	0	2019-2020	2019	\$0	\$0	\$0	\$0	\$0	
	0	2020-2021	2020	\$71,556,923	\$0	\$0	\$0	\$71,556,923	
Value limitation period***	1	2021-2022	2021	\$0	\$0	\$0	\$0	\$0	
	2	2022-2023	2022	\$0	\$0	\$0	\$0	\$0	
	3	2023-2024	2023	\$0	\$0	\$0	\$0	\$0	
	4	2024-2025	2024	\$0	\$0	\$0	\$0	\$0	
	5	2025-2026	2025	\$0	\$0	\$0	\$0	\$0	
	6	2026-2027	2026	\$0	\$0	\$0	\$0	\$0	
	7	2027-2028	2027	\$0	\$0	\$0	\$0	\$0	
	8	2028-2029	2028	\$0	\$0	\$0	\$0	\$0	
	9	2029-2030	2029	\$0	\$0	\$0	\$0	\$0	
	10	2030-2031	2030	\$0	\$0	\$0	\$0	\$0	
Total Investment made through limitation				\$71,556,923	\$0	\$0	\$0	\$71,556,923	
Continue to maintain viable presence	11	2031-2032	2031						
	12	2032-2033	2032						
	13	2033-2034	2033						
	14	2034-2035	2034						
	15	2035-2036	2035						
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2036-2037	2036						
	17	2037-2038	2037						
	18	2038-2039	2038						
	19	2039-2040	2039						
	20	2040-2041	2040						
	21	2041-2042	2041						
	22	2042-2043	2042						
	23	2043-2044	2043						
	24	2044-2045	2044						
	25	2045-2046	2045						

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

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

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

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

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

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

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

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

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

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

1994 Muenster Wildcat Amendment 002-Agreement Execution 01  
February 4, 2020

Date  
Applicant Name  
ISD Name

**12/18/2019**  
**Wildcat Creek Wind Farm LLC**  
**Muenster ISD**

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

	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Qualified Property			Estimated Taxable Value		
				Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions
	0	2019-2020	2019	\$0	\$0	\$0	\$0	\$0	\$0
	0	2020-2021	2020	\$0	\$0	\$0	\$0	\$0	\$0
Value Limitation Period	1	2021-2022	2021	\$0	\$0	\$71,556,923	\$71,556,923	\$71,556,923	\$30,000,000
	2	2022-2023	2022	\$0	\$0	\$67,979,077	\$67,979,077	\$67,979,077	\$30,000,000
	3	2023-2024	2023	\$0	\$0	\$64,401,231	\$64,401,231	\$64,401,231	\$30,000,000
	4	2024-2025	2024	\$0	\$0	\$60,823,385	\$60,823,385	\$60,823,385	\$30,000,000
	5	2025-2026	2025	\$0	\$0	\$57,245,538	\$57,245,538	\$57,245,538	\$30,000,000
	6	2026-2027	2026	\$0	\$0	\$53,667,692	\$53,667,692	\$53,667,692	\$30,000,000
	7	2027-2028	2027	\$0	\$0	\$50,089,846	\$50,089,846	\$50,089,846	\$30,000,000
	8	2028-2029	2028	\$0	\$0	\$46,512,000	\$46,512,000	\$46,512,000	\$30,000,000
	9	2029-2030	2029	\$0	\$0	\$42,934,154	\$42,934,154	\$42,934,154	\$30,000,000
	10	2030-2031	2030	\$0	\$0	\$39,356,308	\$39,356,308	\$39,356,308	\$30,000,000
Continue to maintain viable presence	11	2031-2032	2031	\$0	\$0	\$35,778,462	\$35,778,462	\$35,778,462	\$35,778,462
	12	2032-2033	2032	\$0	\$0	\$32,200,615	\$32,200,615	\$32,200,615	\$32,200,615
	13	2033-2034	2033	\$0	\$0	\$28,622,769	\$28,622,769	\$28,622,769	\$28,622,769
	14	2034-2035	2034	\$0	\$0	\$25,044,923	\$25,044,923	\$25,044,923	\$25,044,923
	15	2035-2036	2035	\$0	\$0	\$21,467,077	\$21,467,077	\$21,467,077	\$21,467,077
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2036-2037	2036	\$0	\$0	\$21,467,077	\$21,467,077	\$21,467,077	\$21,467,077
	17	2037-2038	2037	\$0	\$0	\$21,467,077	\$21,467,077	\$21,467,077	\$21,467,077
	18	2038-2039	2038	\$0	\$0	\$21,467,077	\$21,467,077	\$21,467,077	\$21,467,077
	19	2039-2040	2039	\$0	\$0	\$21,467,077	\$21,467,077	\$21,467,077	\$21,467,077
	20	2040-2041	2040	\$0	\$0	\$21,467,077	\$21,467,077	\$21,467,077	\$21,467,077
	21	2041-2042	2041	\$0	\$0	\$21,467,077	\$21,467,077	\$21,467,077	\$21,467,077
	22	2042-2043	2042	\$0	\$0	\$21,467,077	\$21,467,077	\$21,467,077	\$21,467,077
	23	2043-2044	2043	\$0	\$0	\$21,467,077	\$21,467,077	\$21,467,077	\$21,467,077
	24	2044-2045	2044	\$0	\$0	\$21,467,077	\$21,467,077	\$21,467,077	\$21,467,077
	25	2045-2046	2045	\$0	\$0	\$21,467,077	\$21,467,077	\$21,467,077	\$21,467,077

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.

Texas Comptroller of Public Accounts

Data Analysis and  
Transparency  
Form 50-296-A

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 → Steven L. Sutt  
Print Name (Authorized School District Representative)

Superintendent  
Title

sign here → [Signature]  
Signature (Authorized School District Representative)

12-18-19  
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.

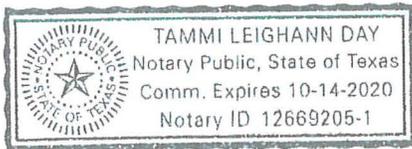
I hereby certify and affirm that the business entity I represent is in good standing under the laws of the state in which the business entity was organized and that no delinquent taxes are owed to the State of Texas.

print here → Steve Irvin  
Print Name (Authorized Company Representative (Applicant))

Executive Vice President  
Title

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

12/17/19  
Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

17th day of December, 2019

[Signature]  
Notary Public in and for the State of Texas

My Commission expires: 10/14/20

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.