UNDERWOOD

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P.O. Box 9158
Amarillo, TX 79105-9158

September 10, 2019

Ginger Flowers, Research Analysist
Economic Development and Analysis Division
Texas Comptroller of Public Accounts
111 E. 17th St.
Austin, TX 78774

Via Email and Federal Express

Re: App No. 1395 – Sudan ISD-Cage Ranch Solar, LLC

Dear Ginger:

Enclosed please find supplemental application pages, specifically, Lamb County's Order Designating the Lamb County Reinvestment Zone No. 4-Cage Ranch. These documents are submitted as Application Supplement No. 1.

A CD containing this Supplement is also enclosed. Please let me know if you require any additional information.

Sincerely,

Fred A. Stormer

Encl.
D288T
cc: Wes Jackson, Cummings Westlake, LLC

via email: wjackson@cwlp.net

IN THE COMMISSIONERS COURT OF LAMB COUNTY, TEXAS

FILED FOR RECORD
2019 AUG 12 A 10:31
TONYA TICHE
COUNTY CLERK, LAMB CO. TX

ORDER DETERMINING THAT LAMB COUNTY BE ELIGIBLE TO PARTICIPATE IN TAX ABATEMENT AND CREATING LAMB COUNTY REINVESTMENT ZONE No. 4-Cage Ranch

WHEREAS, on the 12th day of August, 2019, came on for consideration the determination by the Commissioners Court of Lamb County to be eligible to participate in tax abatement and the designation of a Reinvestment Zone pursuant to Chapter 312 of the Texas Tax Code, and

WHEREAS, the Commissioner's Court wishes to be eligible to participate in tax abatement; and

WHEREAS, attached to this Order are the following descriptive documents:

> A description of the project, and the property to be contained within the Lamb County Reinvestment Zone No. 4-Cage Ranch, said description being incorporated herein by reference as Exhibits A.

The Application, Property Description and Map of the Reinvestment Zone Created by this Order attached to this Order as Exhibit A are intended to more fully and accurately describe the geographic region included within the Reinvestment Zone to be known as Lamb County Reinvestment Zone No. 4-Cage Ranch.

WHEREAS, prior to the creation of the Lamb County Reinvestment Zone No. 4-Cage Ranch , the Commissioners court made a determination that the application filed by Cage Ranch Solar, LLC, meets the applicable guidelines and criteria adopted by the Commissioners Court on or about June 24, 2019, and that a tax abatement agreement between the County and Cage Ranch Solar, LLC, would be in compliance with the established guidelines and criteria for tax abatement, and

WHEREAS, the Commissioners Court did conduct a public hearing, after due notice, as required by law, prior to the creation of a reinvestment zone, as required by Chapter 312 of the Texas Tax Code. After receiving public comment, the Commissioners Court hereby determines that the designation of an area as a reinvestment zone would contribute to the retention or expansion of primary employment in Lamb County, Texas, and would contribute to the economic development of the County,

THEREFORE, PREMISES CONSIDERED, the Commissioners Court of Lamb County, Texas does hereby determine that it is eligible to participate in tax abatement and does hereby create the Lamb County Reinvestment Zone No. 4-Cage Ranch, as described more fully in the attachments to this Order, which are incorporated herein by reference and are to be filed in the minutes of the Commissioners Court with this Order.

It is further ORDERED by the Commissioners Court that the County Judge is hereby authorized to execute, on behalf of Lamb County, Texas, such documents as may be necessary to facilitate and implement this Order.

Dated: Adopted on August 12, 2019.

County Judge, Lamb County, Texas

Commissioner, Precinct 1

Commissioner, Precinct 2

Commissioner, Precinct 3

Commissioner, Precinct 4

Attest:

County Clerk, Lamb County, Texas

Lamb County

APPLICATION FOR TAX ABATEMENT

Name of Applicant:

Cage Ranch Solar, LLC Date: 7/08/2019

Address of Applicant: 7650 Edinborough Way, Suite 725 E-mail:

City/State/Zip: Edina, MN 55435 Phone: 952-988-9000

Name of Representative/Agent: Wes Jackson

Representative/Agent E-Mail: wjackson@cwlp.net Phone: 713-266-4456 x2

Proposed Name for Reinvestment Zone: Lamb County RZ 01-2019

1. Please state the approximate current ad valorem tax value of the real property within the proposed reinvestment zone: $ None .

2. Please attach a map of the proposed Reinvestment Zone, with sufficient detail to locate the reinvestment zone in relation to the highways or county roads that will access the zone, with sufficient contrast to make publication in a newspaper generally legible at a scale of not more than ¼ page, and contain an "inset" map locating the proposed reinvestment zone within the county.

3. Please provide a list of the properties that will be located within the proposed reinvestment zone, by Ad Valorem Parcel ID Numbers utilized by the County Appraisal District, and the current registered owner of each such parcel.

   Parcel ID Numbers are: 10988, 10983, 10609, and 10993. Claude Cage is the registered owner of each parcel.

4. Please provide a general description of the nature of the proposed project, the types of infrastructure that will be constructed or installed within the proposed reinvestment zone, and a statement as to what improvements will be subject to the abatement and any exclusions from abatement the applicant expects to construct or install within the proposed reinvestment zone. Please state the Applicant's best estimate of the taxable value of all such improvements. $415,691,500 in Year 1.

   Cage Ranch Solar, LLC (Cage Ranch Solar) is requesting an appraised value limitation from Sudan Independent School District (ISD) for the Cage Ranch Solar Project (the "Project"), a proposed solar powered electric generating facility in Lamb County. The

proposed Sudan ISD Project (this application) will be constructed within a Reinvestment Zone that will be created by Lamb County.

The proposed Project is anticipated to have a capacity of approximately 500 MW located in Sudan 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 1,460,675 PV modules and 250 inverters with all improvements located in Sudan ISD. The Applicant requests an ad valorem tax abatement 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, an O&M building, generation transmission tie line and associated towers, and interconnection facilities. The estimated Taxable value in Year 1 of the project is $306,063,000 and would depreciate down to $70,128,000 in the first year after the Abatement Period expired.

5. Please state the number of temporary jobs that will be generated by the proposed project, and the number of permanent jobs that will be created. In relation to job creation, please state the expected duration of temporary jobs within the county, and the anticipated annual payroll for permanent jobs. 250-300 temporary workers during construction period of approximately 12 months

6. Please identify any incentives the applicant will make available to attract and retain permanent residential employees to construct, maintain or operate the resulting facilities within the proposed reinvestment zone. The applicant will offer competitive pay with attractive benefit packages to incent permanent employees to operate and maintain the project.

7. Please state whether or not the applicant intends to seek a reduction in the initial ad valorem tax basis by deducting any federal tax credits from the cost basis or value of the proposed improvements for purposes of county ad valorem taxation in the first year such improvements will be taxable by the county. The project would be seeking the Federal Investment Tax Credit per the phase in allowed by Lamb CAD and the values above are reflective of same.

8. Please state the estimated tax revenues the county can expect to receive during each year of any requested abatement, and the method by which this revenue is calculated. Please state the remaining useful life of the proposed project at the conclusion of the

abatement period. Please attach a spreadsheet to your application with this calculation, showing the formula used in the calculation. This spreadsheet should show expected revenues to the County both during the requested abatement period, as well as for each subsequent year after the expiration of the abatement period for the duration of the expected useful life of the facilities constructed or installed within the proposed reinvestment zone. See attached schedule of Estimated values and tax amounts

9. Please provide a comparison between any proposed abatement of taxes based upon a percentage of abatement and resulting PILOT (Payment in Lieu of Taxes) that might result from the county approving the requested abatement. Cage Ranch Solar, LLC is requesting an annual PILOT payment of $1,000/MW of installed capacity. Attached is the requested comparison.

10. Please provide a time schedule for undertaking and completing the planned improvements. This timeline should include an anticipated commencement of construction, commercial operations commencement date, and date of first payment of any PILOT or ad valorem tax payment. Full construction of the Project is anticipated to begin at the earliest in the 1st Quarter of 2021 with completion by December 31, 2021 or as soon thereafter as feasible. The first payment, as currently anticipated, would be for the 2022 tax year.

11. Please provide certification from the County Appraisal District that any property owned by the Applicant is current in ad valorem tax obligations. N/A

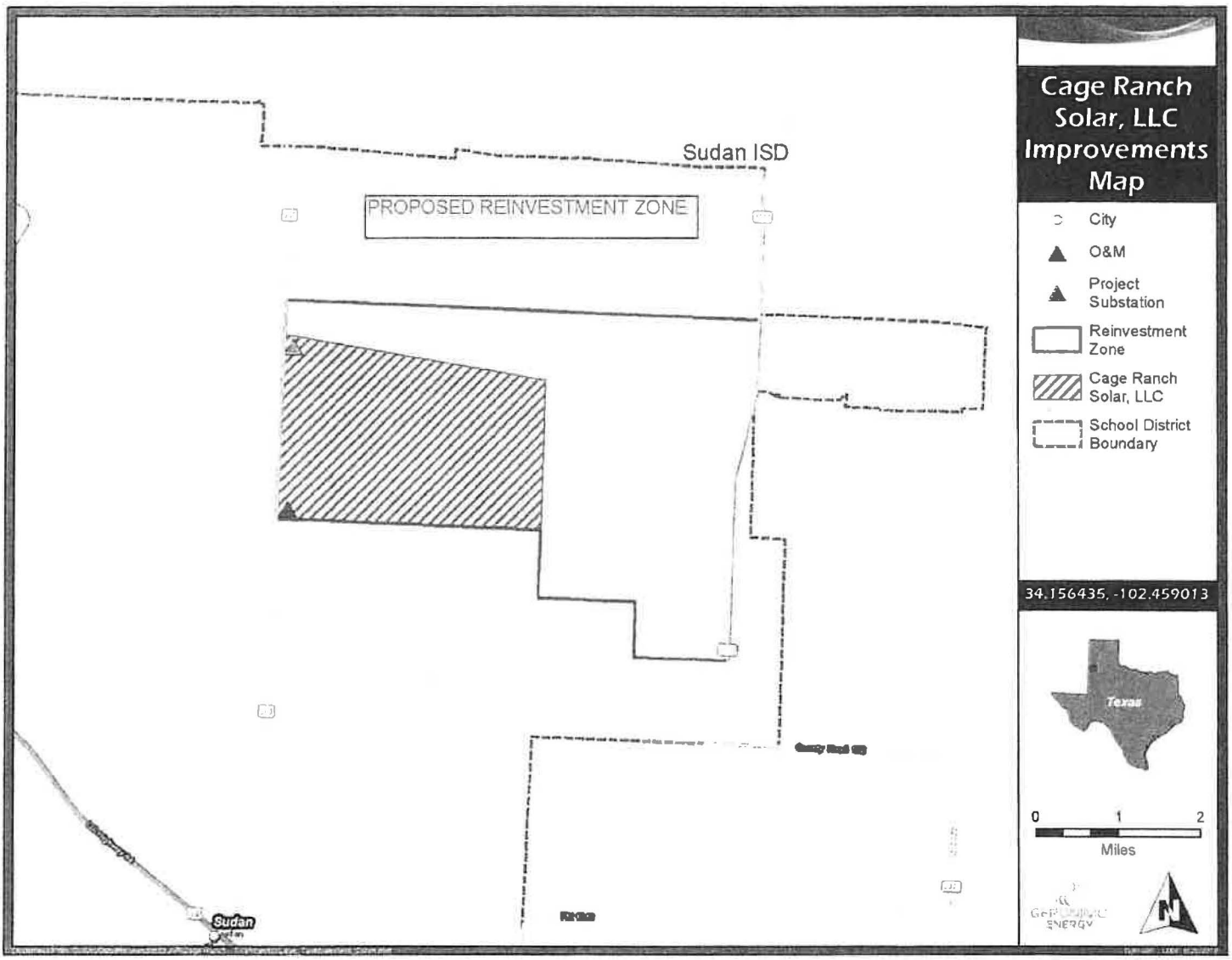
12. Please attach a non-refundable application fee of $1,000.00 to the completed application.

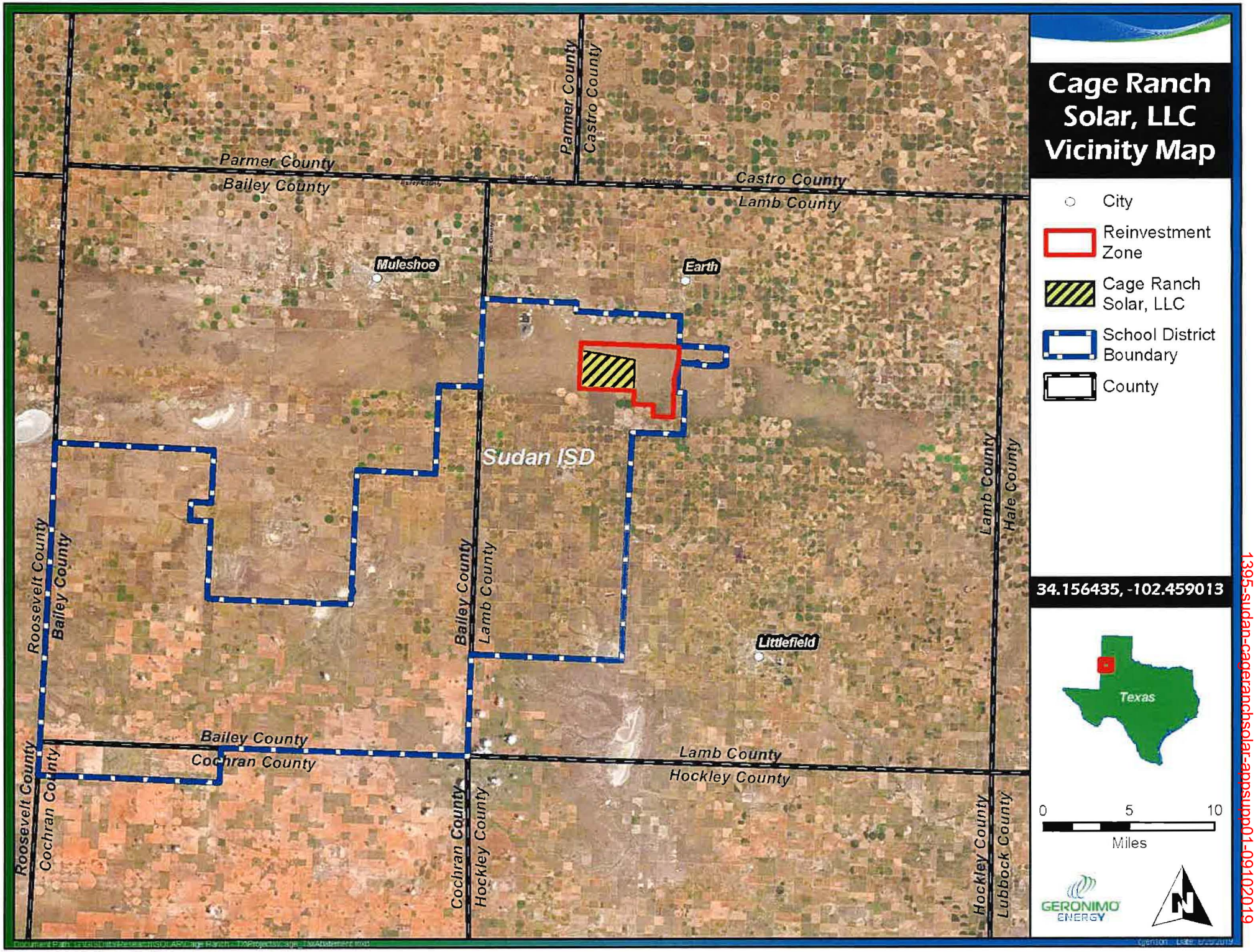
Date: July 8, 2019

J. Weston Jackson

Cummings Westlake LLC

Authorized Representative or Agent


Sudan ISD
PROPOSED REINVESTMENT ZONE
Sudan
Cage Ranch Solar, LLC Improvements Map
City
O&M
Project Substation
Reinvestment Zone
Cage Ranch Solar, LLC
School District Boundary
34.156435, -102.459013
Texas
0
1
2
Miles



1395-sudan-cageranchsolar-appsupp01-091102019

LEGAL DESCRIPTIONS OF
PROPOSED REINVESTMENT ZONE

EXHIBIT A

DESCRIPTION OF PROPERTY

Tax Parcel No.: 10988 (Geo ID: 00000-09290-001); 10993 (Geo ID: 00000-09340-001); 10983 (Geo ID: 00000-09240-001); 10609 (Geo ID: 00000-05700-001)

Labors 1, 10, 11, 20, and 21, in League 221 in Castro County School Land, Lamb County, Texas.

Labors 1 through 25, inclusive, in League 234 in Dallam County School Land, Lamb County, Texas.

All that part of Labors 1, 10, 11, 20, and 21, League 237, Dallam County School Land, lying West of Farm to Markey Highway 1055, and all of Labors 2 through 9 inclusive, and all of Labors 12 through 19 inclusive, and all of Labors 22 through 25 inclusive, in League 237, Dallam County School Land, Lamb County, Texas.

All of Labors 2, 3, 4, 5, 8, 9, 12, and 13 and all of Labors 6 and 7, in League 238, Cottle County School Land, Lamb County, Texas, SAVE AND EXCEPT 131.367 acres of said Labors 6 and 7 more particularly described as follows: Beginning at a concrete monument with a brass cap marked 7, 8, 13, 14 for the Southeast corner of the herein described tract; thence North 89° 42' West, 6184.64 feet along the South lines of Labors 6 and 7 to a 3/8" rebar set at the Southwest corner of Labor 6 for the Southwest corner of this tract; thence North 0°36'30" East, 926.0 feet along the West line of Labor 6, to a 3/8" rebar set for the Northwest corner of this tract; thence South 89°42' East, 6174.68 feet to a 2" iron pipe set in the East line of Labor 7, for the Northeast corner of this tract; thence South 0°14' West, 926.0 feet to the place of beginning; All in League 238, Cottle County School Land, Lamb County, Texas.

The parcels contain 11,116.70 **acres more or less.**