

# O'HANLON, DEMERATH & CASTILLO

ATTORNEYS AND COUNSELORS AT LAW

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July 18, 2019

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

RE: Application to the Columbia-Brazoria Independent School District from Brazoria West Solar Project, LLC

To the Local Government Assistance & Economic Analysis Division:

By copy of this letter transmitting the application for review to the Comptroller's Office, the Columbia-Brazoria Independent School District is notifying Brazoria West Solar Project, LLC of its intent to consider the application for appraised value limitation on qualified property should a positive certificate be issued by the Comptroller. The Applicant submitted the Application to the school district on June 25<sup>th</sup>, 2019. The Board voted to accept the application on June 25<sup>th</sup>, 2019. The application has been determined complete as of July 18<sup>th</sup>, 2019. The Applicant has provided the schedules in both electronic format and paper copies. The electronic copy is identical to the hard copy that will be hand delivered.

The Applicant has requested that a portion of Tab 11, specifically the detailed layout of the planned solar plant, be kept confidential until such time the Board votes to approve the application. In accordance with 34 TAC 9.1053, the information that is the subject of this request is segregated from the materials submitted contemporaneously with this application, that is, the proprietary commercial information regarding the competitive siting decisions for the possible project and proprietary information regarding the proposed layout of the project. The confidential materials are being submitted separately to protect against unintended disclosure. The maps depicting the planned location of the project display proprietary commercial information regarding the specific location of the possible project and the nature of the business that will be conducted at the site. The materials are protected by the trade secret exception set forth in Texas Government Code §552.110.

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

Sincerely,



Kevin O'Hanlon  
School District Consultant

Cc: Brazoria County Appraisal District  
Brazoria West Solar Project, LLC

POPP | HUTCHESON PLLC  
*The Property Tax Firm*

June 25, 2019

Note: HAND DELIVERED

Columbia-Brazoria Independent School District  
Attn: Steven Galloway, Superintendent  
520 S. 16th Street  
West Columbia, TX 77486

Application for Appraised Value Limitation on Qualified Property (Form 50-296A)

Dear Superintendent Galloway and Columbia-Brazoria ISD Board of Trustees:

Enclosed please find a copy of the referenced application for Brazoria West Solar Project LLC along with a check for the associated application fee. If you have any questions, then please feel free to contact me at (512) 473-2661.

Respectfully yours,

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Blas J. Ortiz  
Property Tax Incentives Manager  
Popp Hutcheson PLLC

Enclosures

## 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"> <li>a) Project vicinity</li> <li>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</li> <li>c) Qualified property including location of new buildings or new improvements</li> <li>d) Existing property</li> <li>e) Land location within vicinity map</li> <li>f) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size</li> </ul> <p><b>Note:</b> 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"> <li>a) evidence that the area qualifies as a enterprise zone as defined by the Governor's Office</li> <li>b) legal description of reinvestment zone*</li> <li>c) order, resolution or ordinance establishing the reinvestment zone*</li> <li>d) guidelines and criteria for creating the zone*</li> </ul> <p><b>* To be submitted with application or before date of final application approval by school board</b></p>
17	Signature and Certification page, signed and dated by Authorized School District Representative and Authorized Company Representative <i>(applicant)</i>

# TAB 01

BRAZORIA WEST SOLAR PROJECT LLC

CHAPTER 313

APPLICATION FOR APPRAISED  
VALUE LIMITATION ON QUALIFIED PROPERTY

COLUMBIA-BRAZORIA INDEPENDENT SCHOOL DISTRICT

# 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/](http://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

June 25, 2019

Date Application Received by District

Steven

First Name

Galloway

Last Name

Superintendent

Title

Columbia-Brazoria Independent School District

School District Name

520 S. 16th Street

Street Address

PO Box 158

Mailing Address

West Columbia

City

TX

State

77486

ZIP

(979) 345-5147

Phone Number

(979) 345-4890

Fax Number

steven.galloway@cbisd.com

Email Address

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)**

Kevin	O'Hanlon
First Name	Last Name
Partner	
Title	
O'Hanlon, Demerath & Castillo	
Firm Name	
(512) 494-9949	(512) 494-9919
Phone Number	Fax Number
(978) 989-2495	kohanlon@808west.com
Mobile Number (optional)	Email Address

4. On what date did the district determine this application complete? ..... July 18, 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)**

Georgios	Pergamalis	
First Name	Last Name	
Executive Vice President	Brazoria West Solar Project, LLC	
Title	Organization	
16105 W 113th St, Ste 108		
Street Address		
Mailing Address		
Lenexa	KS	66219
City	State	ZIP
Phone Number	Fax Number	
(978) 989-2495	georgios.pergamalis@enel.com	
Mobile Number (optional)	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.

Nick	Schuler	
First Name	Last Name	
Development Manager	Brazoria West Solar Project, LLC	
Title	Organization	
16105 W 113th St, Ste 108		
Street Address		
Mailing Address		
Lenexa	KS	66219
City	State	ZIP
(847) 902-7340	Fax Number	
Phone Number	nschuler@savionenergy.com	
Mobile Number (optional)	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)

Blas Ortiz
Property Tax Incentives Manager
Popp Hutchenson PLLC
(512) 473-2661 (512) 479-8013
blas.ortiz@property-tax.com

SECTION 3: Fees and Payments

- 1. Has an application fee been paid to the school district? [X] 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 [X] 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 [X] No [ ] N/A

SECTION 4: Business Applicant Information

- 1. What is the legal name of the applicant under which this application is made? Brazoria West Solar Project, LLC
2. List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) 32066924575
3. List the NAICS code 221114
4. Is the applicant a party to any other pending or active Chapter 313 agreements? [ ] Yes [X] 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 [X] 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? [X] Yes [ ] No
4. Are all applicant members of the combined group current on all tax payments due to the State of Texas? [ ] Yes [ ] No [X] 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)

Empty text box for explanation of default, delinquencies, or litigation.

**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 Q4 2019
2. Commencement of construction Q1 2021
3. Beginning of qualifying time period 01/01/2021
4. First year of limitation 01/01/2022
5. Begin hiring new employees Q3 2021
6. Commencement of commercial operations Q4 2021
7. Do you propose to construct a new building or to erect or affix a new improvement after your application review start date (date your application is finally determined to be complete)? [X] Yes [ ] No
8. When do you anticipate the new buildings or improvements will be placed in service? Q4 2021

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

SECTION 10: The Property

- 1. Identify county or counties in which the proposed project will be located Brazoria County
2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property Brazoria County Appraisal District
3. Will this CAD be acting on behalf of another CAD to appraise this property? [ ] Yes [X] No
4. List all taxing entities that have jurisdiction for the property, the portion of project within each entity and tax rates for each entity:
County: Brazoria County, \$.367914, 100%
City: West Brazoria County Drainage #11, \$.02, 100%
Hospital District: Brazoria Co ESD #2, \$.0847
Water District: Brazoria Co ESD #1, \$.079114, 100%
Other (describe): Port Freeport, \$.0401, 100%
Other (describe): Brazoria County Road & Bridge, \$.06, 100%
5. Is the project located entirely within the ISD listed in Section 1? [ ] Yes [X] No
6. Did you receive a determination from the Texas Economic Development and Tourism Office that this proposed project and at least one other project seeking a limitation agreement constitute a single unified project (SUP), as allowed in §313.024(d-2)? [ ] Yes [X] No
6a. If yes, attach in Tab 6 supporting documentation from the Office of the Governor.

SECTION 11: Investment

NOTE: The minimum amount of qualified investment required to qualify for an appraised value limitation and the minimum amount of appraised value limitation vary depending on whether the school district is classified as Subchapter B or Subchapter C, and the taxable value of the property within the school district. For assistance in determining estimates of these minimums, access the Comptroller's website at comptroller.texas.gov/economy/local/ch313/.

- 1. At the time of application, what is the estimated minimum qualified investment required for this school district? 30,000,000.00
2. What is the amount of appraised value limitation for which you are applying? 30,000,000.00
Note: The property value limitation amount is based on property values available at the time of application and may change prior to the execution of any final agreement.
3. Does the qualified investment meet the requirements of Tax Code §313.021(1)? [X] Yes [ ] No
4. Attach a description of the qualified investment [See §313.021(1).] The description must include:
a. a specific and detailed description of the qualified investment you propose to make on the property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (Tab 7);
b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your minimum qualified investment (Tab 7); and
c. a detailed map of the qualified investment showing location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period, with vicinity map (Tab 11).
5. Do you intend to make at least the minimum qualified investment required by Tax Code §313.023 (or §313.053 for Subchapter C school districts) for the relevant school district category during the qualifying time period? [X] Yes [ ] No

**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  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?  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? Application approval date

**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? ..... 1
  
5. What is the number of new non-qualifying jobs you are estimating you will create? ..... 0
  
6. Do you intend to request that the governing body waive the minimum new qualifying job creation requirement, as provided under Tax Code §313.025(f-1)? .....  Yes     No
  - 6a. If yes, attach evidence in **Tab 12** documenting that the new qualifying job creation requirement above exceeds the number of employees necessary for the operation, according to industry standards.
  
7. Attach in **Tab 13** the four most recent quarters of data for each wage calculation below, including documentation from the TWC website. The final actual statutory minimum annual wage requirement for the applicant for each qualifying job — which may differ slightly from this estimate — will be based on information from the four quarterly periods for which data were available at the time of the application review start date (date of a completed application). See TAC §9.1051(21) and (22).
  - a. Average weekly wage for all jobs (all industries) in the county is ..... 1,138.00
  - b. 110% of the average weekly wage for manufacturing jobs in the county is ..... 2,546.78
  - c. 110% of the average weekly wage for manufacturing jobs in the region is ..... 1,273.50
  
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? ..... 66,222.20
  
10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? ..... 66,225.00
  
11. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? .....  Yes     No
  
12. Do you intend to satisfy the minimum qualifying job requirement through a determination of cumulative economic benefits to the state as provided by §313.021(3)(F)? .....  Yes     No
  - 12a. If yes, attach in **Tab 12** supporting documentation from the TWC, pursuant to §313.021(3)(F).
  
13. Do you intend to rely on the project being part of a single unified project, as allowed in §313.024(d-2), in meeting the qualifying job requirements? .....  Yes     No
  - 13a. If yes, attach in **Tab 6** supporting documentation including a list of qualifying jobs in the other school district(s).

SECTION 15: Economic Impact

1. Complete and attach Schedules A1, A2, B, C, and D in **Tab 14**. Note: Excel spreadsheet versions of schedules are available for download and printing at URL listed below.
2. Attach an Economic Impact Analysis, if supplied by other than the Comptroller's Office, in **Tab 15**. (*not required*)
3. If there are any other payments made in the state or economic information that you believe should be included in the economic analysis, attach a separate schedule showing the amount for each year affected, including an explanation, in **Tab 15**.

# TAB 02

## Proof of Payment of Application Fee

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)*

# TAB 03

Combined Group membership documentation

-Not Applicable-

# TAB 04

## Project Description

#### **TAB 04 - PROJECT DESCRIPTION:**

This proposed project provides for the design and construction of a solar energy facility, and associated infrastructure, with an approximate total generation capacity of 200 megawatts AC located within a proposed, contiguous reinvestment zone. Approximately 125 megawatts AC will be located within Columbia-Brazoria Independent School District. The total estimated Qualified Investment for this project is \$217 million dollars with an estimated \$155 million dollars to be allocated within Columbia-Brazoria Independent School District. The remaining investment will be located within the boundary of neighboring Damon Independent School District.

If approved, the project will be executed in one phase and estimated to commence construction on or about Q1 2021 with completion on or about Q4 2021.

#### **Site Information:**

If approved, the proposed solar energy facility would be constructed in what is generally described as approx. 1,290 acres of vacant cropland located exclusively within *Precinct No. 4, Brazoria County, Texas*. The legal description of the proposed reinvestment zone can be found in Tab 16.

#### **Proposed Improvements and Tangible Personal Property:**

Potential project-related improvements and tangible personal property for which this value limitation is sought includes, but is not limited to, the following: photovoltaic solar panel modules, DC to AC inverters, tracker racking systems (mounting structures), medium- and high-voltage electric cabling, substation, high voltage transformer, switchgear, transmission equipment, telecom, SCADA equipment, high voltage transmission line, meteorological equipment, other associated safety, operations, and maintenance equipment.

Additional support infrastructure related to the project may also include: underground collection systems for cables, perimeter fencing, and security equipment. All qualified property and investment would reside within the contiguous reinvestment zone and school district boundary.

#### **Items For Which Value Limitation Is Requested:**

The Applicant requests that a value limitation be approved for all items mentioned above as well as any additional qualified project-related items.

## TAB 05

Documentation to assist in determining  
if limitation is a determining factor

**TAB 05 - LIMITATION AS A DETERMINING FACTOR:**

Brazoria West Solar Project, LLC is owned by Savion, LLC. Savion, LLC is one of the country’s most uniquely skilled and experienced leaders in developing, financing, and constructing utility-scale solar and energy storage projects. Currently, Savion has more than 96 solar projects under development totaling 8,200+ megawatts of production capacity in 23 states. These provide numerous opportunities for capital investment in a variety of nearby, highly marketable regions with competitive incentives packages.

The decision to invest capital for the Brazoria West solar project is on going and therefore the opportunity to consider redeployment of resources and investment to other regions and alternative sites is still available. Savion is currently evaluating development in 23 states including, but not limited to:

- |           |                |
|-----------|----------------|
| Alabama   | Michigan       |
| Arkansas  | Mississippi    |
| Colorado  | Pennsylvania   |
| Florida   | New Mexico     |
| Georgia   | North Carolina |
| Kansas    | Oklahoma       |
| Kentucky  | South Carolina |
| Louisiana | Virginia       |

During the development process, all requisite elements directly affecting return on investment are considered. Therefore, tax incentives play a vital role in the development of utility-scale solar energy projects. The Chapter 313 value limitation incentive program, specifically, is considered an important component that contributes to the viability, marketability, and success of the project. Critical project economics specific for this project include:

- Texas’ low power prices;
- Third-party investment
- Market competition; and
- High property tax burdens

With respect to these challenges, the Chapter 313 value limitation incentive plays a significant function in the decision to invest capital for this project as it is considered essential within the overall economic and financial analysis.

Finally, local and state regulatory permits, due diligence, and tax incentive agreements will be pursued, when appropriate.

# TAB 06

Description of Project located in more than one District

**TAB 06 - DESCRIPTION OF PROJECT LOCATED IN MORE THAN ONE DISTRICT:**

The proposed solar energy project, if approved, will be located within the proposed reinvestment zone. Currently, the objective is to develop and construct the project in one phase. Approximately **71.24%** of the total proposed project will be located within the Columbia-Brazoria Independent School District boundary. The remaining **28.76%** of the total project will be located within Damon Independent School District.

# TAB 07

## Description of Qualified Investment

## **TAB 07 - DESCRIPTION OF QUALIFIED INVESTMENT:**

This proposed project provides for the design and construction of a solar energy facility, and associated infrastructure, with an approximate total generation capacity of 200 megawatts AC located within a proposed, contiguous reinvestment zone. Approximately 125 megawatts AC will be located within Columbia-Brazoria Independent School District. The total estimated Qualified Investment for this project is \$217 million dollars with an estimated \$155 million dollars to be allocated within Columbia-Brazoria Independent School District. The remaining investment will be located within the boundary of neighboring Damon Independent School District.

If approved, the project will be executed in one phase and estimated to commence construction on or about Q1 2021 with completion on or about Q4 2021.

### **Site Information:**

If approved, the proposed solar energy facility would be constructed in what is generally described as approx. 1,290 acres of vacant cropland located exclusively within *Precinct No. 4, Brazoria County, Texas*. The legal description of the proposed reinvestment zone can be found in Tab 16.

Potential project-related improvements and tangible personal property for which this value limitation is sought includes, but is not limited to, the following:

- Photovoltaic solar panel modules (approx. 397,000 panels);
- DC to AC inverters, tracker racking systems (mounting structures);
- Medium- and high-voltage electric cabling;
- Substation, including high voltage transformer, switchgear, transmission equipment, telecom, and supervisory control and data acquisition (SCADA) equipment;
- High voltage transmission line (“gen-tie”);
- Meteorological equipment; and
- other associated safety, operations, and maintenance equipment.

### **Additional support infrastructure related to the project may also include:**

- underground collection systems for cables;
- perimeter fencing; and
- security equipment.

Based on the current project configuration and attributes, the productive life range for this project is estimated at 30-35 years.

# TAB 08

## Description of Qualified Property

## **TAB 08 - DESCRIPTION OF QUALIFIED PROPERTY:**

This proposed project provides for the design and construction of a solar energy facility, and associated infrastructure, with an approximate total generation capacity of 200 megawatts AC located within a proposed, contiguous reinvestment zone. Approximately 125 megawatts AC will be located within Columbia-Brazoria Independent School District. The total estimated Qualified Investment for this project is \$217 million dollars with an estimated \$155 million dollars to be allocated within Columbia-Brazoria Independent School District. The remaining investment will be located within the boundary of neighboring Damon Independent School District.

If approved, the project will be executed in one phase and estimated to commence construction on or about Q1 2021 with completion on or about Q4 2021.

### **Site Information:**

If approved, the proposed solar energy facility would be constructed in what is generally described as approx. 1,290 acres of vacant cropland located exclusively within *Precinct No. 4, Brazoria County, Texas*. The legal description of the proposed reinvestment zone can be found in Tab 16.

Potential project-related improvements and tangible personal property for which this value limitation is sought includes, but is not limited to, the following:

- Photovoltaic solar panel modules (approx. 397,000 panels);
- DC to AC inverters, tracker racking systems (mounting structures);
- Medium- and high-voltage electric cabling;
- Substation, including high voltage transformer, switchgear, transmission equipment, telecom, and supervisory control and data acquisition (SCADA) equipment;
- High voltage transmission line (“gen-tie”);
- Meteorological equipment; and
- other associated safety, operations, and maintenance equipment.

### **Additional support infrastructure related to the project may also include:**

- underground collection systems for cables;
- perimeter fencing; and
- security equipment.

Based on the current project configuration and attributes, the productive life range for this project is estimated at 30-35 years.

# TAB 09

## Description of Land

**TAB 09 - DESCRIPTION OF LAND:**

The associated land accounts for the proposed project are generally described as vacant cropland located within Brazoria County, Texas, Columbia-Brazoria Independent School District, and the proposed contiguous reinvestment zone. The legal description of the land can be found in Tab 16. Currently, there are no existing project-related or Applicant-owned improvements on the land designated for the proposed project.

Below please find the three (3) Brazoria County Appraisal District parcel identification numbers for the designated land:

- 160862
- 180075
- 508467

# TAB 10

Description of any Existing Improvements

-Not Applicable-

# TAB 11

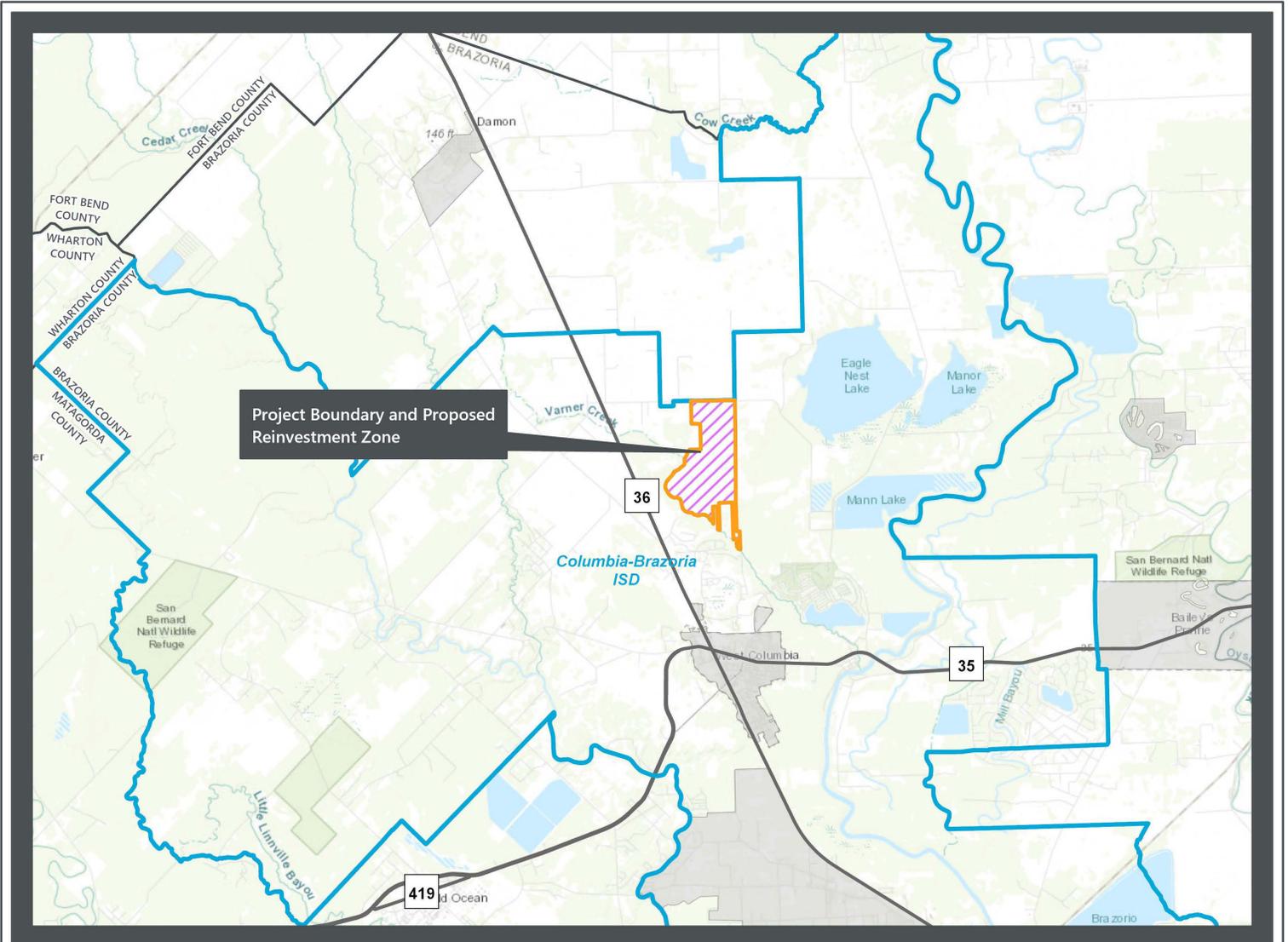
## Maps

**TAB 11 - MAPS:**

- 11.a. 1. Proposed project vicinity map  
2. Proposed project vicinity map (zoom)
- 11.b. Qualified Investment (proposed facility footprint)  
**\*\*CONFIDENTIAL\*\***
- 11.c. Qualified Property (same as 11.b.)
- 11.d. Existing property (not applicable)
- 11.e. Land location within vicinity map
- 11.f. 1. Reinvestment zone within vicinity map  
2. Location of proposed project area within ISD boundary

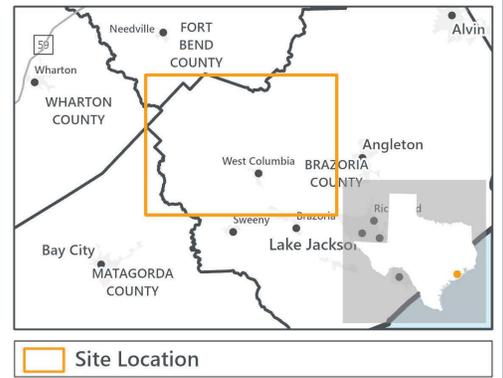
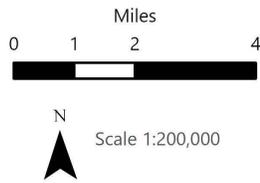
Map 11.a.1





**Project Vicinity & Reinvestment Zone  
Brazoria West**

-  Project Boundary
-  Proposed Reinvestment Zone
-  Independent School District Boundary

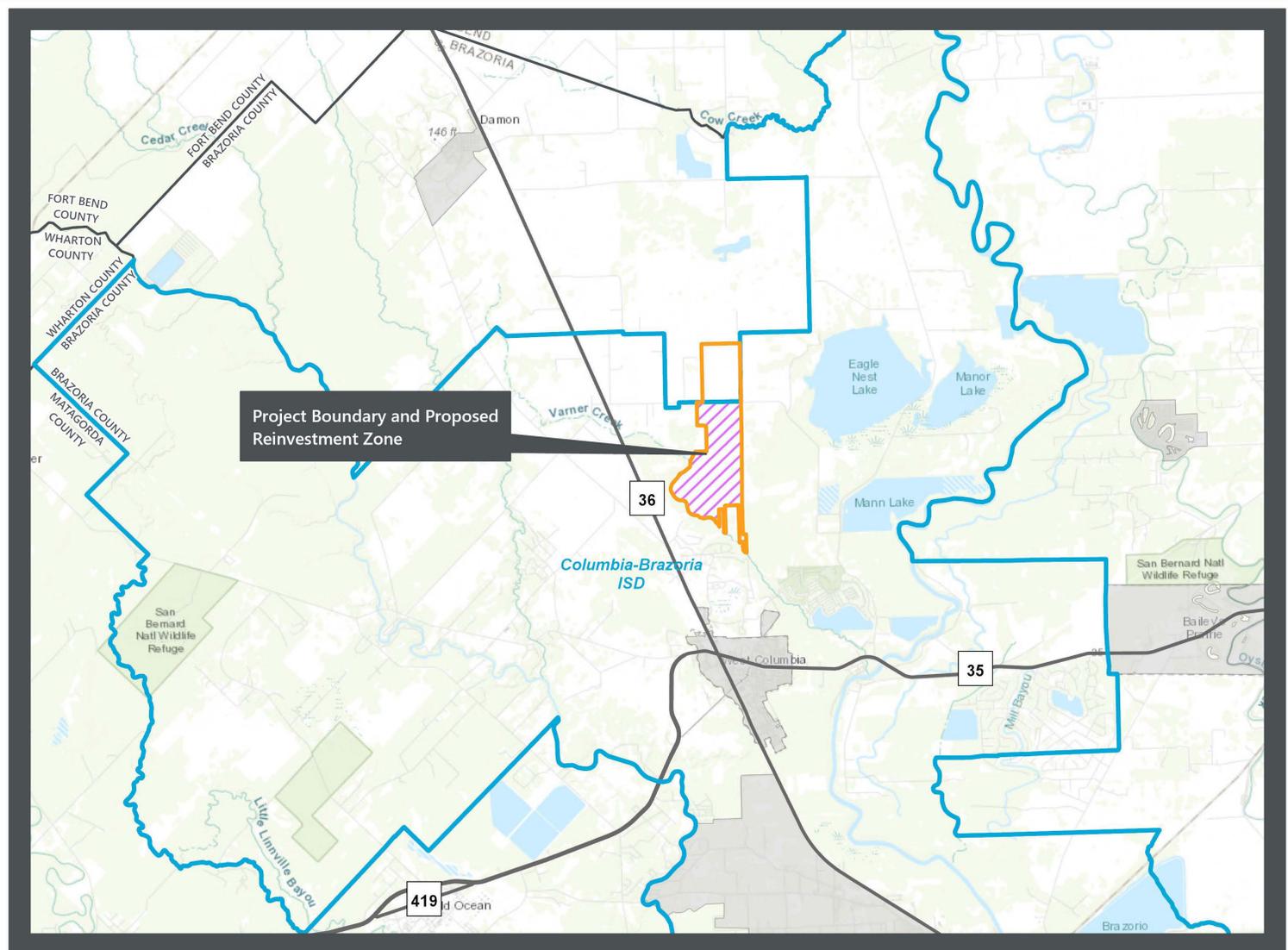


### Confidentiality Request

In accordance with 34 TAC 9.1053 please accept this as a request for the following items to be deemed confidential and segregated from the remaining value limitation application materials. These items will be submitted separately to protect against unintended disclosure:

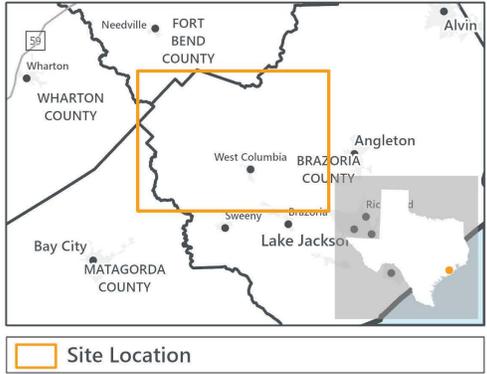
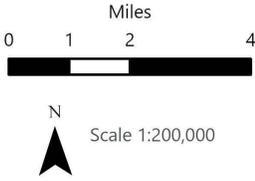
*Tab 11.b. Qualified Investment and Property project layout*

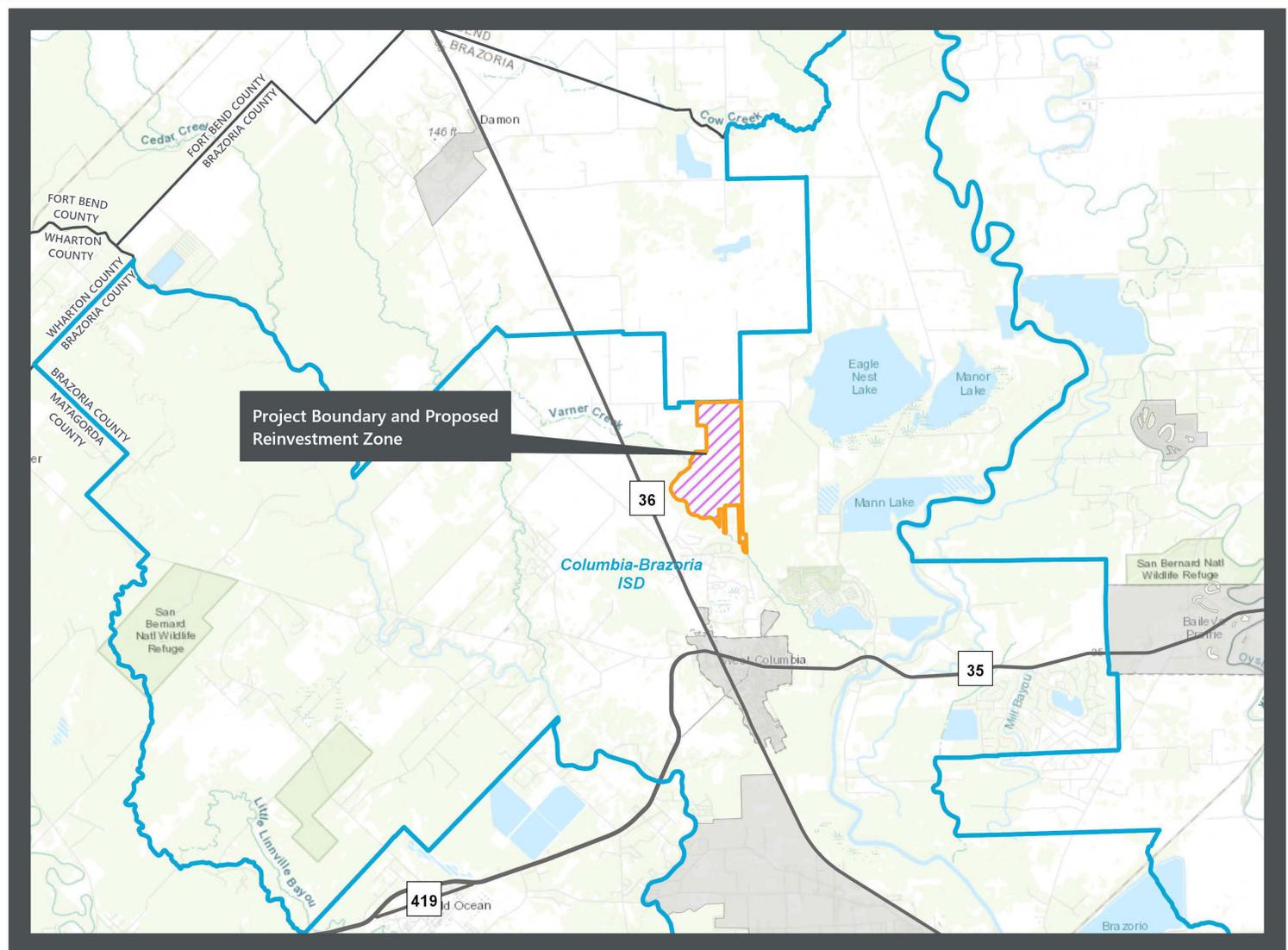
These items depict trade secret information of a specific and proprietary nature that could potentially expose the proposed project to detrimental and unwarranted observation from industry competitors. Therefore, pursuant to Texas Government Code 552.110, we formally request that the aforementioned items be considered confidential, removed and submitted separately from the remaining value limitation application materials.



### Project Vicinity & Reinvestment Zone Brazoria West

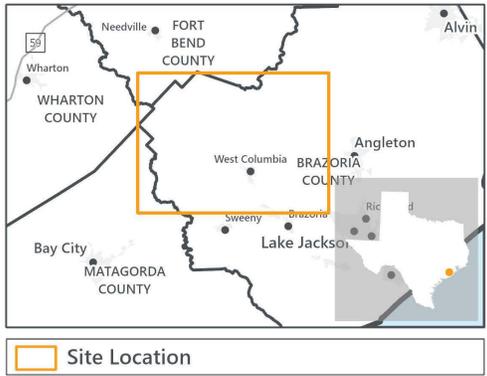
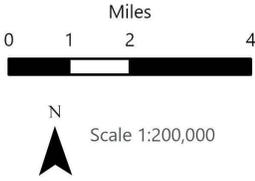
-  Project Boundary
-  Proposed Reinvestment Zone
-  Independent School District Boundary





**Project Vicinity & Reinvestment Zone  
Brazoria West**

-  Project Boundary
-  Proposed Reinvestment Zone
-  Independent School District Boundary



# TAB 12

## Request for Waiver of Job Creation Requirement



16105 W 113th St, Suite 108  
Lenexa, KS 66219

**Request of Waiver for Job Creation Requirement**

June \_\_, 2019

Mr. Steven Galloway  
Superintendent of Columbia-Brazoria Independent School District  
520 S. 16<sup>th</sup> St.  
West Columbia, TX 77486-3752

**Re: Chapter 313 Job Waiver Request  
Brazoria West Solar Project, LLC**

Dear Mr. Galloway,

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

Based upon knowledge of staffing requirements, Brazoria West Solar Project, LLC, requests the job creation requirement under Chapter 313 of the Texas Tax Code be waived. In line with solar industry standards for job requirements, Brazoria West Solar Project, LLC, has committed to create one (1) new permanent job. Solar projects create a large number of full-time, temporary jobs during the construction phase (1st year) but require a small number of highly skilled technicians to operate the solar project once construction operations end and commercial operations begin. Hiring one (1) permanent, full-time employee is industry standard for a 200MW utility-scale solar energy facility.

These permanent employees of a solar energy project maintain and service solar panels, mounting infrastructure, underground electrical connections, substations and other infrastructure associated with the safe and reliable operation of the project. In addition to the on-site employee described above, there also may be asset managers or technicians who supervise, monitor, and support solar project operations from offsite locations.

The waiver request herein is in line with industry standards for the number of jobs specifically relegated to a solar generation facility of this size. This is evidenced by previously filed limitation agreement applications by solar developers who similarly requested a waiver of the job requirements and in addition, by readily available documentation and education materials related to the development of solar generation facilities.

Sincerely,

A handwritten signature in blue ink, appearing to read "Georgios Pergamalis", is written over a blue horizontal line.

**Georgios Pergamalis**  
Executive Vice President  
SAVION, LLC

# TAB 13

## Calculation of three possible Wage Requirements and Supporting information

TAB 13 WAGE DATA CALCULATIONS

7.a.

Year	Quarter	County	Ownership	Industry	Avg. Weekly Wages
2018	1	Brazoria	Total All	All Industries	\$ 1,206
2018	2	Brazoria	Total All	All Industries	\$ 1,097
2018	3	Brazoria	Total All	All Industries	\$ 1,100
2018	4	Brazoria	Total All	All Industries	\$ 1,149
<i>(Mean Avg.)</i>					<b>\$ 1,138.00</b> <i>Average Weekly Wage For All Jobs</i>

7.b.

Year	Quarter	County	Ownership	Industry	Avg. Weekly Wages
2018	1	Brazoria	Private	Manufacturing	\$ 2,962
2018	2	Brazoria	Private	Manufacturing	\$ 2,108
2018	3	Brazoria	Private	Manufacturing	\$ 2,077
2018	4	Brazoria	Private	Manufacturing	\$ 2,114
<i>(Mean Avg.)</i>					\$ 2,315.25
					110%
					<b>\$ 2,546.78</b> <i>110% of County Average Weekly Wage for Manufacturing Jobs</i>

7.c.

Year	Houston-Galveston Area Council	
	<i>2017 Manufacturing Average Wages by COG Region</i>	\$ 60,202
	<i>Data published: July 2018</i>	110%
		<b>\$ 66,222.20</b> <i>110% of Average Annual Wage for Manufacturing Jobs in Region</i>
		<b>\$ 1,273.50</b> <i>110% of Average Weekly Wage for Manufacturing Jobs in Region</i>

\*Data from the Texas Workforce Commission's "Tracer" system.

QUARTERLY EMPLOYMENT AND WAGES (QCEW)

Year	Period	Area	Ownership	Industry		Level	Average
				Code	Industry		Weekly Wage
2018	01	Brazoria	Total All	10	Total, All Industries	0	1,206
2018	02	Brazoria	Total All	10	Total, All Industries	0	1,097
2018	03	Brazoria	Total All	10	Total, All Industries	0	1,100
2018	04	Brazoria	Total All	10	Total, All Industries	0	1,149

Year	Period	Area	Ownership	Industry		Level	Average
				Code	Industry		Weekly Wage
2018	01	Brazoria	Private	31-33	Manufacturing	2	2,962
2018	02	Brazoria	Private	31-33	Manufacturing	2	2,108
2018	03	Brazoria	Private	31-33	Manufacturing	2	2,077
2018	04	Brazoria	Private	31-33	Manufacturing	2	2,114

**2017 Manufacturing Average Wages by Council of Government Region  
Wages for All Occupations**

COG	Wages	
	Hourly	Annual
<b>Texas</b>	<b>\$26.24</b>	<b>\$54,587</b>
<a href="#">1. Panhandle Regional Planning Commission</a>	\$23.65	\$49,190
<a href="#">2. South Plains Association of Governments</a>	\$19.36	\$40,262
<a href="#">3. NORTEX Regional Planning Commission</a>	\$23.46	\$48,789
<a href="#">4. North Central Texas Council of Governments</a>	\$26.80	\$55,747
<a href="#">5. Ark-Tex Council of Governments</a>	\$18.59	\$38,663
<a href="#">6. East Texas Council of Governments</a>	\$21.07	\$43,827
<a href="#">7. West Central Texas Council of Governments</a>	\$21.24	\$44,178
<a href="#">8. Rio Grande Council of Governments</a>	\$18.44	\$38,351
<a href="#">9. Permian Basin Regional Planning Commission</a>	\$26.24	\$54,576
<a href="#">10. Concho Valley Council of Governments</a>	\$19.67	\$40,924
<a href="#">11. Heart of Texas Council of Governments</a>	\$21.53	\$44,781
<a href="#">12. Capital Area Council of Governments</a>	\$31.49	\$65,497
<a href="#">13. Brazos Valley Council of Governments</a>	\$17.76	\$36,931
<a href="#">14. Deep East Texas Council of Governments</a>	\$17.99	\$37,428
<a href="#">15. South East Texas Regional Planning Commission</a>	\$34.98	\$72,755
<a href="#">16. Houston-Galveston Area Council</a>	<b>\$28.94</b>	<b>\$60,202</b>
<a href="#">17. Golden Crescent Regional Planning Commission</a>	\$26.94	\$56,042
<a href="#">18. Alamo Area Council of Governments</a>	\$22.05	\$45,869
<a href="#">19. South Texas Development Council</a>	\$15.07	\$31,343
<a href="#">20. Coastal Bend Council of Governments</a>	\$28.98	\$60,276
<a href="#">21. Lower Rio Grande Valley Development Council</a>	\$17.86	\$37,152
<a href="#">22. Texoma Council of Governments</a>	\$21.18	\$44,060
<a href="#">23. Central Texas Council of Governments</a>	\$19.30	\$40,146
<a href="#">24. Middle Rio Grande Development Council</a>	\$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.

# TAB 14

Schedules A1 - D

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

Date **25-Jun-19**  
 Applicant Name **Brazoria West Solar Project LLC**  
 ISD Name **Columbia-Brazoria ISD**

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 <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 new investment made during this year that will <u>not</u> 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				\$ -	\$ -	\$ -	\$ -	\$ -
Deferral Qualifying Time Period	--			2020-2021	2020	\$ -	\$ -	\$ -
Complete tax years of qualifying time period	QTP1	2021-2022	2021	\$ 155,000,000.00	\$ -	\$ -	\$ -	\$ 155,000,000.00
	QTP2	2022-2023	2022	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]</b>				\$ 155,000,000.00	\$ -			\$ 155,000,000.00
				<b>Enter amounts from TOTAL row above in Schedule A2</b>				
<b>Total Qualified Investment (sum of green cells)</b>				<b>\$ 155,000,000.00</b>				

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 25-Jun-19  
 Applicant Name Brazoria West Solar Project LLC  
 ISD Name Columbia-Brazoria 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	Total Investment (A+B+C+D)
				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 from Schedule A1*	--	TOTALS FROM SCHEDULE A1		\$ 155,000,000.00	\$ -	\$ -	\$ -	\$ -	155,000,000.00
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2019-2020	2019	\$ -	\$ -	\$ -	\$ -	\$ -	-
	0	2020-2021	2020	\$ -	\$ -	\$ -	\$ -	\$ -	-
	1	2021-2022	2021	\$ -	\$ -	\$ -	\$ -	\$ -	-
	2/1	2022-2023	2022	\$ -	\$ -	\$ -	\$ -	\$ -	-
Value limitation period***	2	2023-2024	2023	\$ -	\$ -	\$ -	\$ -	\$ -	-
	3	2024-2025	2024	\$ -	\$ -	\$ -	\$ -	\$ -	-
	4	2025-2026	2025	\$ -	\$ -	\$ -	\$ -	\$ -	-
	5	2026-2027	2026	\$ -	\$ -	\$ -	\$ -	\$ -	-
	6	2027-2028	2027	\$ -	\$ -	\$ -	\$ -	\$ -	-
	7	2028-2029	2028	\$ -	\$ -	\$ -	\$ -	\$ -	-
	8	2029-2030	2029	\$ -	\$ -	\$ -	\$ -	\$ -	-
	9	2030-2031	2030	\$ -	\$ -	\$ -	\$ -	\$ -	-
	10	2031-2032	2031	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Investment made through limitation				\$ 155,000,000.00	\$ -	\$ -	\$ -	\$ -	155,000,000.00
Continue to maintain viable presence	11	2032-2033	2032			\$ -		\$ -	-
	12	2033-2034	2033			\$ -		\$ -	-
	13	2034-2035	2034			\$ -		\$ -	-
	14	2035-2036	2035			\$ -		\$ -	-
	15	2036-2037	2036			\$ -		\$ -	-
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2037-2038	2037			\$ -		\$ -	-
	17	2038-2039	2038			\$ -		\$ -	-
	18	2039-2040	2039			\$ -		\$ -	-
	19	2040-2041	2040			\$ -		\$ -	-
	20	2041-2042	2041			\$ -		\$ -	-
	21	2042-2043	2042			\$ -		\$ -	-
	22	2043-2044	2043			\$ -		\$ -	-
	23	2044-2045	2044			\$ -		\$ -	-
	24	2045-2046	2045			\$ -		\$ -	-
	25	2046-2047	2046			\$ -		\$ -	-

\* All investments made through the qualifying time period are captured and totaled on Schedule A1 [blue box] and incorporated into this schedule in the **first row**.  
 \*\* Only investment made during deferrals of the start of the limitation (after the end of qualifying time period but before the start of the Value Limitation Period) should be included in the "year prior to start of value limitation period" row(s). If the limitation starts at the end of the qualifying time period or the qualifying time period overlaps the limitation, no investment should be included on this line.  
 \*\*\* If your qualifying time period will overlap your value limitation period, do not also include investment made during the qualifying time period in years 1 and/or 2 of the value limitation period, depending on the overlap. Only include investments/years that were **not** captured on Schedule A1.  
 For All Columns: List amount invested each year, not cumulative totals. Only include investments in the remaining rows of Schedule A2 that were not captured on Schedule A1.  
 Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application.  
 Only tangible personal property that is specifically described in the application can become qualified property.  
 Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.  
 Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property; is used to maintain, 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

25-Jun-19

Applicant Name

Brazoria West Solar Project LLC

Form 50-296A

ISD Name

Columbia-Brazoria ISD

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	2019-2020	2019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	0	2020-2021	2020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	1	2021-2022	2021	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	2/1	2022-2023	2022	\$ -	\$ -	\$ 141,961,372.80	\$ 141,961,372.80	\$ 141,961,372.80	\$ 30,000,000.00
Value Limitation Period	2	2023-2024	2023	\$ -	\$ -	\$ 138,042,004.46	\$ 138,042,004.46	\$ 138,042,004.46	\$ 30,000,000.00
	3	2024-2025	2024	\$ -	\$ -	\$ 127,357,868.10	\$ 127,357,868.10	\$ 127,357,868.10	\$ 30,000,000.00
	4	2025-2026	2025	\$ -	\$ -	\$ 111,345,551.09	\$ 111,345,551.09	\$ 111,345,551.09	\$ 30,000,000.00
	5	2026-2027	2026	\$ -	\$ -	\$ 97,283,659.89	\$ 97,283,659.89	\$ 97,283,659.89	\$ 30,000,000.00
	6	2027-2028	2027	\$ -	\$ -	\$ 83,246,457.62	\$ 83,246,457.62	\$ 83,246,457.62	\$ 30,000,000.00
	7	2028-2029	2028	\$ -	\$ -	\$ 66,798,998.14	\$ 66,798,998.14	\$ 66,798,998.14	\$ 30,000,000.00
	8	2029-2030	2029	\$ -	\$ -	\$ 52,865,180.78	\$ 52,865,180.78	\$ 52,865,180.78	\$ 30,000,000.00
	9	2030-2031	2030	\$ -	\$ -	\$ 43,625,347.08	\$ 43,625,347.08	\$ 43,625,347.08	\$ 30,000,000.00
Continue to maintain viable presence	10	2031-2032	2031	\$ -	\$ -	\$ 37,880,540.66	\$ 37,880,540.66	\$ 37,880,540.66	\$ 30,000,000.00
	11	2032-2033	2032	\$ -	\$ -	\$ 37,095,123.94	\$ 37,095,123.94	\$ 37,095,123.94	\$ 37,095,123.94
	12	2033-2034	2033	\$ -	\$ -	\$ 30,861,168.00	\$ 30,861,168.00	\$ 30,861,168.00	\$ 30,861,168.00
	13	2034-2035	2034	\$ -	\$ -	\$ 30,861,168.00	\$ 30,861,168.00	\$ 30,861,168.00	\$ 30,861,168.00
	14	2035-2036	2035	\$ -	\$ -	\$ 30,861,168.00	\$ 30,861,168.00	\$ 30,861,168.00	\$ 30,861,168.00
Additional years for 25 year economic impact as required by 313.026(c)(1)	15	2036-2037	2036	\$ -	\$ -	\$ 30,861,168.00	\$ 30,861,168.00	\$ 30,861,168.00	\$ 30,861,168.00
	16	2037-2038	2037	\$ -	\$ -	\$ 30,861,168.00	\$ 30,861,168.00	\$ 30,861,168.00	\$ 30,861,168.00
	17	2038-2039	2038	\$ -	\$ -	\$ 31,293,224.35	\$ 31,293,224.35	\$ 31,293,224.35	\$ 31,293,224.35
	18	2039-2040	2039	\$ -	\$ -	\$ 31,493,821.94	\$ 31,493,821.94	\$ 31,493,821.94	\$ 31,493,821.94
	19	2040-2041	2040	\$ -	\$ -	\$ 31,754,598.81	\$ 31,754,598.81	\$ 31,754,598.81	\$ 31,754,598.81
	20	2041-2042	2041	\$ -	\$ -	\$ 32,316,272.07	\$ 32,316,272.07	\$ 32,316,272.07	\$ 32,316,272.07
	21	2042-2043	2042	\$ -	\$ -	\$ 32,416,570.87	\$ 32,416,570.87	\$ 32,416,570.87	\$ 32,416,570.87
	22	2043-2044	2043	\$ -	\$ -	\$ 32,697,407.50	\$ 32,697,407.50	\$ 32,697,407.50	\$ 32,697,407.50
	23	2044-2045	2044	\$ -	\$ -	\$ 33,239,020.99	\$ 33,239,020.99	\$ 33,239,020.99	\$ 33,239,020.99
	24	2045-2046	2045	\$ -	\$ -	\$ 33,740,514.97	\$ 33,740,514.97	\$ 33,740,514.97	\$ 33,740,514.97
	25	2046-2047	2046	\$ -	\$ -	\$ 34,944,100.53	\$ 34,944,100.53	\$ 34,944,100.53	\$ 34,944,100.53

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 #####  
 Applicant Name Brazoria West Solar Project LLC  
 ISD Name Columbia-Brazoria ISD

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	Column B	Column C	Column D	Column E
				Number of Construction FTE's or man-hours (specify)	Average annual wage rates for construction workers	Number of non-qualifying jobs applicant estimates it will create (cumulative)	Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Average annual wage of new qualifying jobs
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2019-2020	2019			0	0	\$ -
	0	2020-2021	2020			0	0	\$ -
	1	2021-2022	2021	250 FTEs	\$ 40,000.00	0	1	\$ 66,225.00
	2/1	2022-2023	2022			0	1	\$ 66,225.00
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	2	2023-2024	2023			0	1	\$ 66,225.00
	3	2024-2025	2024			0	1	\$ 66,225.00
	4	2025-2026	2025			0	1	\$ 66,225.00
	5	2026-2027	2026			0	1	\$ 66,225.00
	6	2027-2028	2027			0	1	\$ 66,225.00
	7	2028-2029	2028			0	1	\$ 66,225.00
	8	2029-2030	2029			0	1	\$ 66,225.00
	9	2030-2031	2030			0	1	\$ 66,225.00
	10	2031-2032	2031			0	1	\$ 66,225.00
Years Following Value Limitation Period	11 through 25	2032-2047	2032-2046			0	1	\$ 66,225.00

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 **25-Jun-19**  
 Applicant Name **Brazoria West Solar Project LLC**  
 ISD Name **Columbia-Brazoria ISD**

**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:					
	City:					
	Other:					
Local Government Code Chapters 380/381	<b>County: Brazoria County (Please see below)</b>	<b>2022 (est.)</b>	<b>TBD</b>	<b>\$ 203,928.00</b>	<b>\$ 90,438.00</b>	<b>\$ 113,490.00</b>
	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:						
<b>TOTAL</b>				<b>\$ 203,928.00</b>	<b>\$ 90,438.00</b>	<b>\$ 113,490.00</b>

Additional information on incentives for this project:

The above twenty-five year projection is based on a potential Chapter 381 agreement with Brazoria County. This calculation is adjusted for depreciation.

# TAB 15

Economic Impact Study

-Pending, Not Attached-

# TAB 16

## Description of Reinvestment Zone

LEGAL DESCRIPTION:

FIELD NOTES FOR A **980.6775** ACRE TRACT OF LAND, 903.0792 ACRES BEING IN THE THOMAS K. DAVIS SURVEY, ABSTRACT 184, AND 77.5983 ACRES BEING IN THE JOHN H. SWISHER SURVEY, ABSTRACT 665, BRAZORIA COUNTY, TEXAS, BEING THAT CERTAIN CALLED 750.7 ACRE TRACT DESCRIBED IN DEED, MARY RICHI TO G.D. BIRDWELL AND WIFE, LUCILE BIRDWELL, RECORDED IN VOLUME 388, PAGE 334 DEED RECORDS BRAZORIA COUNTY, TEXAS, THAT CERTAIN CALLED EAST ½ OF LOT 31-A RECORDED IN VOLUME 1133, PAGE 904, DEED RECORDS, BRAZORIA COUNTY, TEXAS. THAT CERTAIN CALLED 100 ACRE TRACT DESCRIBED IN DEED, MARY RICH AND JOHN RICH TO GLEN BIRDWELL AND LUCILE BIRDWELL RECORDED IN VOLUME 213, PAGE 3, BRAZORIA COUNTY DEED RECORDS, AND THAT CERTAIN CALLED 100 ACRE TRACT DESCRIBED IN DEED H.H. RICH AND WIFE, CORYNNE RICH, TO C.D. BIRDWELL AND WIFE, LUCILE BIRDWELL RECORDED IN VOLUME 457, PAGE 151, DEED RECORDS, BRAZORIA COUNTY, TEXAS

BEGINNING at a ¾ inch Iron Pipe net at a fence corner intersection being the Northeast corner of the George Tennille Survey, Abstract 131, same being the most Southeast corner of the John H. Swisher Survey, Abstract 665, for the Southeast corner and Place of Beginning of the herein described 980.6775 Acre Tract of land;

THENCE North 00 degrees 08 minutes 34 seconds East along the East line of the John H. Swisher Survey, Abstract 665, same being the West line of the James F. B. Austin Survey, Abstract 17, 4978.33 feet to a ¾ inch Iron Pipe set on said line at its point of inter-section with the South right-of-way line of County Road 23;

THENCE South 00 degrees 15 minutes 42 seconds East along said line, at 78.72 feet pass the North line of said County Road 23 and continuing along said line as located in County Road 456 for a total distance of 5916.38 feet to a 2 inch Square Bar found on said line for the Northeast corner of the herein described 980.6775 Acre Tract of land;

THENCE South 89 degrees 52 minutes 13 second West, at 313.10 feet pass the East line of the John H. Swisher Survey, Abstract 665, and continuing for a total distance of 3916.09 feet to a ¾ inch Iron Pipe found at a fence corner intersection for the upper Northwest corner of the herein described 980.6775 Acre Tract of land;

THENCE South 00 degrees 07 minutes 09 Seconds East along a fence line, as located on the East line of that certain called 100 Acre Tract recorded in Volume 457, Page 151, and the East line of that certain called 100 Acre Tract recorded in Volume 213, Page 3, and the East line of part of the aforementioned called 750.7 Acre Tract recorded in Volume 388, Page 344 at 5840.80 feet pass a ½ inch Iron Pipe found on the North right-of-way line of County Road 23, and continuing for a

total distance of 5880.16 feet to a point in the centerline of County Road 23 for a reentry corner to the herein described tract, name being the Northeast corner of that certain tract called the East ½ of Lot 31-1 Volume 1133, Page 904, Deed Records Brazoria, Texas;

THENCE South 89 degrees 49 minutes 19 second West along the North line of said East ½ of Lot 31-A, as located in County Road 23, 546.98 feet to a point for the lower North-west corner of the herein described 980.6775 Acre Tract;

THENCE South 00 degrees 15 minutes 07 seconds West along the West line of the East ½ of said Lot 31-A, at 39.38 feet pass a 2 inch Iron Pipe with a cap marked "South Boundary Line 31-1A" and continuing for a total distance of 2351.31 feet to a Fence Corner Post for the upper Southwest corner of the herein described 980.6775 Acre Tract;

THENCE North 69 degrees 51 minutes 34 second East 876.90 feet to n 1 inch Iron Bar found for reentry corner to the herein described tract;

THENCE South 00 degrees 08 minutes 47 second East 2639.44 feet to n ½ inch Iron Pipe set at n fence corner intersection for the lower Southwest corner of the herein described tract, same being in the North line of the George Tennille Survey, Abstract 131;

THENCE South 89 degrees 45 minutes 05 seconds East along the North line of the George Tennille Survey, Abstract 131, same being the South line of the Thomas K. Davis Survey, Abstract 131, same being the South line of the Thomas K. Davis Survey, Abstract 184, at 3225.04 feet pass the Southeast corner of said Thomas K. Davis Survey, same being a Southwest corner of the John H. Swisher Survey, Abstract 665, and continuing for a total distance of 3538.14 feet to the Place of BEGINNING and containing 980.6775 acres of land, more or less, there being 7.5004 acres in County Road 23, and 5.3605 acres in County Road 456.

**AND**

A **944.64** ACRE TRACT OF LAND IN THE GEORGE TENNILLE LEAGUE, ABSTRATC 131, BRAZORIA COUNTY, TEXAS, BEING THE A.P. GEORGE TRACT, RECORDED IN VOLUME 294 PAGE 603 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS:

BEGINNING at a 1 ¼ inch iron pipe found at the southwest corner of the James E.B. Austin 3 League Grant, Abstract 17, same being a re-entry corner of the George Tennille League. Abstract 131 and the Place of Beginning of the herein described tract and the southwest corner of the A.H. Beal 1381.8821 acre tract (Volume 837, Page 401, Deed Records, Brazoria County, Texas), from which a 36 inch live-oak trees bears South 42 degrees 33 minutes 48 seconds East, 22.00 feet;

THENCE North 00 degrees 34 minutes 49 seconds East along the west of the James E.B. Austin 3 League Grant, Abstract 17, being the east line of the George Tennille League, Abstract 131 being the west line of the AH. Beal 1,281.8821 acre tract (Volume 837, Page 401, Deed Records Brazoria County, Texas) and being the case bearing for the herein described survey, at 5+00.00 feet pass a ½ inch iron pipe, at 10+00.00 feet pass a ½ inch iron pipe, at 15+00.00 herein described survey, at 5+00.00 feet pass a ½ inch iron pipe at 10+00.00 feet pass a ½ inch iron pipe, at 15+00.00 feet pass a ½ inch iron pipe, at 20+00.00 feet pass a ½ inch iron pipe, at 25+00.00 feet pass a ½ inch iron pipe, at 45+00.00 feet pass a ½ inch iron pipe set on said line and continuing for a total distance of 8,486.98 feet to a ¾ inch iron pipe found on said line for the northeast corner of the herein described tract, same being the southeast corner of the J.M. Swisher Survey, Abstract 665 and being the southwest corner of the Earnest W. Speed 980.6775 acre tract, recorded in Volume 829, Page 461, Official records, Brazoria County, Texas;

THENCE South 89 degrees 15 minutes 00 seconds West along the north line of the J.M. Swisher survey, Abstract 665 and the Thomas K. Davis, Abstract 184, being the south line of the Ernest W. Speed 980.6775 acres tract, the south line of the Mary Lou Kelly 80.00 acre tract, recorded in Volume 217, Page 602, Deed Records Brazoria County, Texas, the south line of the Edwin Hawes, et al 80.00 acre tract, recorded in Volume 217, Page 440, Deed Records, Brazoria County, Texas, the south line of the M.C. Rust, et al 80.00 acre tract, recorded in Volume 217, Page 440, Deed Records, Brazoria County Texas, the south the line of the M.C. Rust, et al 80.00 acre tract, recorded in Volume 217, Page 473, Deed Records Brazoria County, Texas, at 35+38.14 feet pass a ½ inch iron pipe found at the southwest corner of the aforementioned Ernest W. Speed tract, same being the southeast corner of the Mary Lou Kelley 80.00 acre tract, at 48+58.14 feet pass the centerline of the access road adjoining the herein described tract recorded in Volume 1441, Page 35 and 36, Deed Records, Brazoria County, Texas at 73+10.00 feet pass as 1 inch iron pipe set on said line and continuing for a total distance of 7,383.09 feet to a point in the center line of Varner Creek for the northwest most corner of the herein described tract;

THENCE downstream with the center line meanders of Varner Creek for the west and southwest line of the herein described tract being the east and southeast line of the adjoining tracts being Carrie Gayle Reaves, et al 82.75 acre tract, recorded in Volume 1033, Page 193, Deed Records, Brazoria County, Texas, the John and George McNeel 479.3107 acre tract, recorded in Volume 289, Page 370, Volume 419, Page 579, Volume 713, Page 280, Deed Records Brazoria County, Texas, Margaret McFarland Harris tract, recorded in Volume 1086, Page 644, Deed Records Brazoria County, Texas, the Mary Dell Tinsley Griffin tract; recorded in Volume 1541, Page 937, Deed Records, Brazoria County, Texas, the M-Bank Houston tract, recorded in Volume 1371, Page 789 of the Official Records of Brazoria County, Texas, with the following courses and distances:

- 1.South 53 degrees 17 minutes 45 seconds East 53.36 feet;
- 2.South 53 degrees 55 minutes 52 seconds East 41.90 feet;
- 3.South 82 degrees 23 minutes 49 seconds East 56.25 feet;
- 4.South 84 degrees 18 minutes 15 seconds East 69.67 feet;
- 5.South 89 degrees 35 minutes 49 seconds East 63.24 feet;
- 6.South 83 degrees 14 minutes 54 seconds East 90.03 feet;
- 7.South 82 degrees 33 minutes 38 seconds East 142.63 feet;
- 8.South 80 degrees 03 minutes 39 seconds East 49.85 feet;
- 9.South 67 degrees 16 minutes 59 seconds East 54.85 feet;
- 10.South 80 degrees 10 minutes 13 seconds East 114.80 feet;
- 11.South 76 degrees 20 minutes 14 seconds East 63.94 feet;
- 12.South 78 degrees 53 minutes 50 seconds East 33.46 feet;
- 13.South 61 degrees 28 minutes 19 seconds East 77.73 feet;
- 14.South 49 degrees 10 minutes 19 seconds East 59.34 feet;
- 15.South 61 degrees 22 minutes 28 seconds East 142.52 feet;
- 16.South 69 degrees 55 minutes 22 seconds East 41.58 feet;
- 17.South 62 degrees 39 minutes 27 seconds East 146.38 feet;
- 18.South 74 degrees 10 minutes 12 seconds East 100.24 feet;
- 19.South 80 degrees 54 minutes 15 seconds West 38.69 feet;
- 20.South 64 degrees 55 minutes 57 seconds East 138.72 feet;
- 21.South 73 degrees 38 minutes 01 seconds East 25.39 feet;
- 22.South 85 degrees 17 minutes 18 seconds East 72.60 feet;
- 23.South 70 degrees 24 minutes 31 seconds East 79.57 feet;
- 24.South 46 degrees 43 minutes 16 seconds East 72.55 feet;
- 25.South 57 degrees 26 minutes 28 seconds East 67.83 feet;
- 26.South 43 degrees 16 minutes 12 seconds East 41.51 feet;
- 27.South 67 degrees 04 minutes 02 seconds East 59.36 feet;
- 28.South 66 degrees 00 minutes 40 seconds East 31.54 feet;
- 29.South 78 degrees 49 minutes 33 seconds East 45.35 feet;
- 30.South 52 degrees 24 minutes 25 seconds East 75.10 feet;
- 31.South 21 degrees 55 minutes 40 seconds East 63.91 feet;
- 32.South 43 degrees 40 minutes 43 seconds East 108.70 feet;
- 33.South 03 degrees 41 minutes 52 seconds West 47.93 feet;
- 34.South 11 degrees 32 minutes 39 seconds East 54.71 feet;
- 35.South 22 degrees 52 minutes 54 seconds East 55.36 feet;
- 36.South 24 degrees 19 minutes 57 seconds East 146.92 feet;
- 37.South 32 degrees 35 minutes 30 seconds East 179.40 feet;
- 38.South 08 degrees 17 minutes 56 seconds East 56.11 feet;
- 39.South 27 degrees 11 minutes 30 seconds West 69.40 feet;
- 40.South 26 degrees 01 minutes 06 seconds West 58.10 feet;

- 41.South 24 degrees 13 minutes 39 seconds West 28.53 feet;
- 42.South 14 degrees 46 minutes 04 seconds West 90.55 feet;
- 43.South 07 degrees 17 minutes 42 seconds West 27.65 feet;
- 44.South 26 degrees 54 minutes 37 seconds West 53.32 feet;
- 45.South 45 degrees 51 minutes 17 seconds West 87.33 feet;
- 46.South 51 degrees 19 minutes 26 seconds West 106.06 feet;
- 47.South 52 degrees 17 minutes 57 seconds West 106.34 feet;
- 48.South 58 degrees 40 minutes 36 seconds West 171.84 feet;
- 49.South 43 degrees 39 minutes 47 seconds West 86.47 feet;
- 50.South 50 degrees 59 minutes 30 seconds West 75.79 feet;
- 51.South 57 degrees 44 minutes 28 seconds West 83.25 feet;
- 52.South 63 degrees 36 minutes 21 seconds West 95.24 feet;
- 53.South 65 degrees 33 minutes 21 seconds West 138.46 feet;
- 54.South 61 degrees 37 minutes 26 seconds West 72.09 feet;
- 55.South 62 degrees 55 minutes 26 seconds West 143.61 feet;
- 56.South 38 degrees 03 minutes 33 seconds West 137.66 feet;
- 57.South 43 degrees 28 minutes 00 seconds West 22.13 feet;
- 58.South 38 degrees 02 minutes 23 seconds West 81.93 feet;
- 59.South 32 degrees 34 minutes 43 seconds West 38.06 feet;
- 60.South 28 degrees 59 minutes 13 seconds West 102.96 feet;
- 61.South 35 degrees 09 minutes 46 seconds West 118.51 feet;
- 62.South 40 degrees 18 minutes 18 seconds West 106.84 feet;
- 63.South 40 degrees 55 minutes 59 seconds West 89.49 feet;
- 64.South 43 degrees 28 minutes 53 seconds West 99.54 feet;
- 65.South 41 degrees 56 minutes 44 seconds West 141.24 feet;
- 66.South 40 degrees 27 minutes 26 seconds West 64.68 feet;
- 67.South 49 degrees 45 minutes 00 seconds West 51.67 feet;
- 68.South 39 degrees 04 minutes 47 seconds West 74.86 feet;
- 69.South 43 degrees 10 minutes 12 seconds West 73.88 feet;
- 70.South 42 degrees 00 minutes 13 seconds West 72.50 feet;
- 71.South 33 degrees 11 minutes 38 seconds West 48.65 feet;
- 72.South 38 degrees 33 minutes 09 seconds West 40.47 feet;
- 73.South 22 degrees 38 minutes 11 seconds West 73.28 feet;
- 74.South 17 degrees 22 minutes 26 seconds West 63.79 feet;
- 75.South 22 degrees 28 minutes 48 seconds West 113.00 feet;
- 76.South 21 degrees 21 minutes 35 seconds West 82.69 feet;
- 77.South 00 degrees 06 minutes 18 seconds East 26.07 feet;
- 78.South 15 degrees 27 minutes 11 seconds West 40.98 feet;
- 79.South 03 degrees 03 minutes 35 seconds East 96.94 feet;
- 80.South 07 degrees 59 minutes 48 seconds East 57.27 feet;

- 81.South 16 degrees 12 minutes 18 seconds East 57.35 feet;
- 82.South 18 degrees 06 minutes 37 seconds East 125.18 feet;
- 83.South 18 degrees 41 minutes 28 seconds East 92.88 feet;
- 84.South 23 degrees 52 minutes 43 seconds East 196.08 feet;
- 85.South 35 degrees 40 minutes 51 seconds East 186.16 feet;
- 86.South 31 degrees 52 minutes 01 seconds East 113.88 feet;
- 87.South 34 degrees 37 minutes 28 seconds East 118.93 feet;
- 88.South 35 degrees 28 minutes 44 seconds East 161.07 feet;
- 89.South 51 degrees 09 minutes 31 seconds East 133.14 feet;
- 90.South 61 degrees 40 minutes 47 seconds East 115.46 feet;
- 91.South 71 degrees 52 minutes 49 seconds East 115.95 feet;
- 92.South 83 degrees 47 minutes 15 seconds East 114.21 feet;
- 93.South 72 degrees 49 minutes 54 seconds East 40.74 feet;
- 94.South 83 degrees 30 minutes 06 seconds East 61.49 feet;
- 95.South 86 degrees 28 minutes 31 seconds East 79.99 feet;
- 96.South 81 degrees 19 minutes 48 seconds East 127.35 feet;
- 97.South 72 degrees 03 minutes 53 seconds East 174.55 feet;
- 98.South 49 degrees 36 minutes 24 seconds East 176.79 feet;
- 99.South 28 degrees 11 minutes 06 seconds East 84.87 feet;
- 100.South 13 degrees 30 minutes 07 seconds East 170.68 feet;
- 101.South 05 degrees 16 minutes 44 seconds East 141.55 feet;
- 102.South 07 degrees 36 minutes 14 seconds East 81.81 feet;
- 103.South 15 degrees 45 minutes 39 seconds East 244.56 feet;
- 104.South 14 degrees 03 minutes 46 seconds East 187.73 feet;
- 105.South 14 degrees 57 minutes 44 seconds East 58.74 feet;
- 106.South 14 degrees 53 minutes 27 seconds East 89.99 feet;
- 107.South 40 degrees 56 minutes 29 seconds East 69.21 feet;
- 108.South 50 degrees 40 minutes 18 seconds East 288.20feet;
- 109.South 62 degrees 50 minutes 28 seconds East 119.31 feet;
- 110.South 86 degrees 51 minutes 13 seconds East 91.18 feet;
- 111.South 73 degrees 54 minutes 03 seconds East 60.72 feet;
- 112.South 45 degrees 57 minutes 14 seconds East 67.74 feet;
- 113.South 73 degrees 55 minutes 36 seconds East 54.45 feet;
- 114.South 85 degrees 18 minutes 15 seconds East 99.94 feet;
- 115.South 37 degrees 25 minutes 35 seconds West 27.83 feet;
- 116.South 71 degrees 29 minutes 18 seconds East 50.84 feet;
- 117.South 78 degrees 32 minutes 39 seconds East 51.75 feet;
- 118.South 58 degrees 22 minutes 24 seconds East 78.84 feet;
- 119.South 66 degrees 42 minutes 06 seconds East 34.62 feet;
- 120.South 26 degrees 24 minutes 14 seconds East 24.21 feet;

- 121.South 44 degrees 48 minutes 01 seconds East 56.85 feet;
- 122.South 19 degrees 47 minutes 07 seconds East 25.56 feet;
- 123.South 63 degrees 22 minutes 06 seconds East 47.24 feet;
- 124.South 50 degrees 55 minutes 36 seconds East 44.68 feet;
- 125.South 34 degrees 04 minutes 37 seconds East 28.59 feet;
- 126.South 70 degrees 57 minutes 59 seconds East 81.32 feet;
- 127.South 88 degrees 18 minutes 04 seconds East 37.86 feet;
- 128.South 85 degrees 23 minutes 24 seconds East 30.47 feet;
- 129.South 70 degrees 49 minutes 45 seconds East 117.17 feet;
- 130.South 38 degrees 09 minutes 41 seconds East 55.73 feet;
- 131.South 77 degrees 02 minutes 06 seconds East 53.22 feet;
- 132.South 68 degrees 23 minutes 11 seconds East 84.23 feet;
- 133.South 74 degrees 34 minutes 24 seconds East 47.55 feet;
- 134.South 80 degrees 23 minutes 29 seconds East 33.09 feet;
- 135.South 74 degrees 13 minutes 19 seconds East 82.18 feet;
- 136.South 83 degrees 54 minutes 45 seconds East 49.87 feet;
- 137.South 74 degrees 22 minutes 59 seconds East 75.34 feet;
- 138.South 78 degrees 14 minutes 18 seconds East 17.15 feet;
- 139.South 77 degrees 35 minutes 32 seconds East 96.94 feet;
- 140.South 74 degrees 31 minutes 40 seconds East 125.65 feet;
- 141.South 88 degrees 58 minutes 16 seconds East 113.53 feet;
- 142.South 73 degrees 09 minutes 01 seconds East 54.45 feet;
- 143.South 62 degrees 51 minutes 26 seconds East 61.53 feet;
- 144.South 47 degrees 44 minutes 45 seconds East 38.34 feet;
- 145.South 43 degrees 10 minutes 28 seconds East 89.37 feet;
- 146.South 73 degrees 40 minutes 20 seconds East 78.72 feet;
- 147.South 89 degrees 32 minutes 34 seconds East 72.26 feet;
- 148.South 53 degrees 09 minutes 01 seconds East 43.44 feet;
- 149.South 17 degrees 27 minutes 30 seconds East 57.91 feet;
- 150.South 10 degrees 09 minutes 30 seconds East 119.78 feet;
- 151.South 36 degrees 35 minutes 03 seconds East 42.96 feet;
- 152.South 47 degrees 10 minutes 12 seconds East 22.21 feet;
- 153.South 31 degrees 35 minutes 19 seconds East 168.90 feet;
- 154.South 53 degrees 01 minutes 22 seconds East 199.55 feet;
- 155.South 38 degrees 45 minutes 05 seconds East 55.59 feet;
- 156.South 45 degrees 55 minutes 04 seconds East along said center line 156.55 feet to the point in the center line of said creek for corner, said point being the southwest corner of that certain 20.00 acre tract, described in deed J. Rich, et al to William H. Olschewske and A.P. George, recorded in Volume 163, Page 215, Deed Records, Brazoria County, Texas.

THENCE North 00 degrees 34 minutes 49 seconds East along the west line of said 20.00 acre tract, at 0+60.5 feet pass a ½ inch iron pipe set on said line, at 0+92.58 feet pass a ½ inch iron pipe set on said line, at 4+1.71 feet pass a ½ inch iron pipe set on said line, at 925.15 pass a ½ inch iron pipe set on said line and continuing for a total distance of 1495.78 feet to a 1 inch iron pipe set at the northwest corner of said 20.00 acre for a re-entry corner to the herein described tract;

THENCE South 89 degrees 25 minutes 11 seconds East along the north line of said 20.00 acre tract, 435.60 feet to a ½ inch iron pipe set for its northeast corner;

THENCE South 00 degrees 34 minutes 49 seconds West along the east line of said 20.00 acre tract, at 3+78.07 feet pass a ½ inch iron pipe set on said line, at 7+95.78 feet pass a ½ inch iron pipe set on said line, at 11+08.43 feet pass a ½ inch iron pipe set on said line, at 12+78.31 feet pass a ½ inch iron pipe set on said line, at 17+45.08 feet pass a ½ inch iron pipe set on said line, at 20+74.70 feet pass a ½ inch iron pipe set on said line, at 20+99.86 feet pass a ½ inch iron pipe set on said line, at 21+48.79 feet pass a ½ inch iron pipe set on said line and continuing for a total distance of 2193.98 feet to a point in the center line of Varner Creek for corner;

THENCE along the center line of Varner Creek and adjoining M-Bank Houston tract, recorded in Volume 1371, Page 789, Official Records of Brazoria County, Texas and the J.G. Phillips tract, recorded in Volume 61, Page 262 Deed Records Brazoria County, Texas;

THENCE downstream with the centerline meanders of Varner Creek:

- 1.South 48 degrees 25 minutes 34 seconds West 55.12 feet;
- 2.South 81 degrees 30 minutes 18 seconds East 44.62 feet;
- 3.North 88 degrees 23 minutes 06 seconds East 186.82 feet to a point in the center line of Varner Creek the southwest corner of that certain called 100.00 acre tract being the P.E. Nelson Subdivision, as recorded in Volume 153 Page 293 of the Deed Records of Brazoria County, Texas;

THENCE South 89 degrees 25 minutes 11 seconds East, along the north line of said called 100.00 acre tract 1366.40 feet to a ½ inch iron pipe set for its northeast corner being a re-entry corner to the herein described tract;

THENCE South 00 degrees 34 minutes 49 seconds West, along the east line of said call 100.00 acre tract (104.28 acres) at 3+30.97 feet pass a ½ inch iron pipe, at 4+14.35 feet pass a ½ inch iron pipe, at 7+36.28 feet pass a ½ inch iron pipe, at 11+60.64 feet pass a ½ inch iron pipe, at 15+86.14 feet pass a ½ inch iron pipe, at 20+48.07 feet pass a ½ inch iron pipe, at 29+81.80 feet pass a ½ inch iron pipe, at

33+56.52 feet pass a ½ inch iron pipe, at 35+37.48 feet pass a ½ inch iron pipe and continuing for a total distance of 3637.48 feet to a point in the center line of Varner Creek, at the southeast corner of said called 100.00 acre tract;

THENCE downstream with the centerline meanders of Varner Creek being the south line of the herein described tract at an easterly line of the J.G. Phillips adjoining tract, recorded in Volume 61 Page 262, Deed Records, Brazoria County, Texas:

- 1.South 64 degrees 18 minutes 04 seconds West 81.86 feet;
- 2.South 16 degrees 05 minutes 11 seconds East feet; 76.34 feet;
- 3.South 51 degrees 45 minutes 45 seconds East feet; 37.61 feet;
- 4.South 84 degrees 01 minutes 38 seconds East feet; 21.11 feet;
- 5.South 65 degrees 59 minutes 48 seconds East feet; 85.46 feet;
- 6.South 63 degrees 39 minutes 08 seconds East feet; 107.96 feet;
- 7.South 88 degrees 43 minutes 29 seconds East feet; 92.21 feet;
- 8.South 54 degrees 54 minutes 44 seconds East feet; 37.82 feet;
- 9.South 20 degrees 03 minutes 36 seconds East feet; 62.55 feet;
- 10.South 14 degrees 56 minutes 49 seconds East feet; 125.90 feet;
- 11.South 05 degrees 12 minutes 20 seconds East feet; 75.51 feet;
- 12.South 05 degrees 20 minutes 27 seconds West feet; 80.41 feet;
- 13.South 24 degrees 17 minutes 23 seconds West feet; 99.56 feet;
- 14.South 04 degrees 45 minutes 11 seconds East feet; 50.84 feet;
- 15.South 34 degrees 10 minutes 01 seconds East feet; 114.09 feet;
- 16.South 15 degrees 05 minutes 28 seconds East feet; 84.55 feet;
- 17.South 14 degrees 59 minutes 11 seconds West feet; 146.41 feet;
- 18.South 24 degrees 17 minutes 52 seconds East feet; 70.55 feet;
- 19.South 57 degrees 15 minutes 27 seconds East feet; 40.39 feet;
- 20.South 30 degrees 23 minutes 50 seconds East feet; 149.01 feet;
- 21.South 66 degrees 59 minutes 44 seconds East feet; 47.79 feet;
- 22.South 87 degrees 34 minutes 57 seconds East 15.37 feet, said point being on the common line of the Martin Varner Survey, Abstract 133 and the George Tennille League, Abstract 131 and being the Hogg Estate property;

THENCE North 00 degrees 06 minutes 54 seconds West along the common line of the Martin Varner Survey and the George Tennille League, at 0+50.00 feet pass a 1 inch iron pipe set on said line, at 3+02.50 feet pass a ½ inch iron pipe, at 8+02.50 feet pass a ½ inch iron pipe, at 13+02.50 feet pass a ½ inch iron pipe and continuing for a total distance of 1802.50 feet to a post set on concrete found on the south line of the James E.B. Austin 3 League Grant, Abstract 117 for corner, same being the north line of the Martin Varner Survey, Abstract 133:

THENCE South 89 degrees 57 minutes 11 seconds West along said line, 256.63 feet to the Place of Beginning and containing 944.94 acres of land, more or less SAVE AND EXCEPT that certain tract containing approximately 16.60 acres, conveyed to James J. Jakubec as described in Deed filed under Brazoria County Clerk's File No(s) 2000053050

**AND**

The 100 acres of real property reserved in that certain Cash Warranty Deed dated December 16, 1997 filed for record under Brazoria County, Texas Clerk's File No. 98 000211 more particularly described as:

Those certain tracts of land containing 881 acres, more or less, being a part of those certain 980.6775 acre tracts described on the attached property exhibit such 881 acre tract consisting of the following two tracts:

- A) those certain 485 acres, more or less, lying North of C. R. 23, Brazoria County, Texas, together with all improvements thereon; and
- B) those certain 396 acres, more or less, together with all improvements thereon, lying South of C. R. 23, Brazoria County, Texas, being that certain 496 acre tract lying South of C. R. 23, conveyed in 1990, SAVE AND EXCEPT the Northern most 100 acres of said 496 acre tract, such 100 acres being a rectangle, the Northernmost boundary running the full length of the 496 acre tract along C.R. 23, and extending an equal distance South and away from C.R. 23 to the Southernmost boundary of the 100 acre tract (being the Northernmost boundary of the 396 acre tract conveyed hereby).

**COLUMBIA-BRAZORIA INDEPENDENT SCHOOL DISTRICT**

**RESOLUTION CREATING BRAZORIA WEST SOLAR REINVESTMENT ZONE**

*WHEREAS*, Section 312.0025 of the Texas Tax Code permits a school district to designate a reinvestment zone if that designation is reasonably likely to contribute to the expansion of primary employment in the reinvestment zone, or attract major investment in the reinvestment zone that would be a benefit to property in the reinvestment zone and to the school district and contribute to the economic development of the region of this state in which the school district is located; and,

*WHEREAS*, the Columbia-Brazoria Independent School District (the “District”) desires to encourage the development of primary employment and to attract major investment in the District and contribute to the economic development of the region in which the school district is located; and,

*WHEREAS*, a public hearing is required by Chapter 312 of the Texas Tax Code prior to approval of a reinvestment zone; and,

*WHEREAS*, the District published notice of a public hearing regarding the possible designation of the area described in the attached **Exhibit A** as a reinvestment zone for the purposes of Chapter 313 of the Texas Tax Code; and,

*WHEREAS*, the District wishes to create a reinvestment zone within the boundaries of the school district in Pecos County, Texas as shown on the map attached as **Exhibit B**; and,

*WHEREAS*, the District has given written notice of the proposed action and the Public Hearing to all political subdivisions and taxing authorities having jurisdiction over the property proposed to be designated as the reinvestment zone, described in the attached **Exhibits A & B**; and,

*WHEREAS*, all interested members of the public were given an opportunity to make comments at the public hearing.

***NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE COLUMBIA-BRAZORIA INDEPENDENT SCHOOL DISTRICT:***

**SECTION 1.** That the facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

**SECTION 2.** That the Board of Trustees of the Columbia-Brazoria Independent School District, after conducting such hearing and having heard such evidence and testimony, has made the following findings and determinations based on the evidence and testimony presented to it:

- (a) That the public hearing on the adoption of *BRAZORIA WEST SOLAR REINVESTMENT ZONE* has been called, held and conducted, and that notices of such hearing have been published and mailed to the respective presiding officers of the governing bodies of all taxing units overlapping the territory inside the proposed reinvestment zone; and,
- (b) That the boundaries of *BRAZORIA WEST SOLAR REINVESTMENT ZONE* be and, by the adoption of this Resolution, are declared and certified to be the area as described in the description attached hereto as “**Exhibit A**”; and,
- (c) That the map attached hereto as “**Exhibit B**” is declared to be and, by the adoption of this Resolution, is certified to accurately depict and show the boundaries of *BRAZORIA WEST SOLAR REINVESTMENT ZONE* which is described in **Exhibit A**; and further certifies that the property described in **Exhibit A** is inside the boundaries shown on **Exhibit B**; and,
- (d) That creation of *BRAZORIA WEST SOLAR REINVESTMENT ZONE* with boundaries as described in **Exhibit A** and **Exhibit B** will result in benefits to the Columbia-Brazoria Independent School District and to land included in the zone, and that the improvements sought are feasible and practical; and,
- (e) That the *BRAZORIA WEST SOLAR REINVESTMENT ZONE* described in **Exhibit A** and **Exhibit B** meets the criteria set forth in Texas Tax Code §312.0025 for the creation of a reinvestment zone as set forth in the Property Redevelopment and Tax Abatement Act, as amended, in that it is reasonably likely that the designation will contribute to the retention or expansion of primary employment, and/or will attract investment in the zone that will be a benefit to the property, and would contribute to economic development within the Columbia-Brazoria Independent School District.

**SECTION 3.** That pursuant to the Property Redevelopment and Tax Abatement Act, as amended, the Columbia-Brazoria Independent School District hereby creates a reinvestment zone under the provisions of Texas Tax Code §312.0025, encompassing the area described by the descriptions in **Exhibit A** and **Exhibit B**, and such reinvestment zone is hereby designated and shall hereafter be referred to as *BRAZORIA WEST SOLAR REINVESTMENT ZONE*.

**SECTION 4.** That the existence of the *BRAZORIA WEST SOLAR REINVESTMENT ZONE* shall first take effect upon, May 20<sup>th</sup>, 2019, the date of the adoption of this Resolution by the Board of Trustees and shall remain designated as a commercial-industrial reinvestment zone for a period of five (5) years from such date of such adoption.

**SECTION 5.** That if any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this

Resolution.

**SECTION 6.** That it is hereby found, determined and declared that a sufficient notice of the date, hour, place and subject of the meeting of the Columbia-Brazoria Independent School District Board of Trustees, at which this Resolution was adopted, was posted at a place convenient and readily accessible at all times, as required by the Texas Open Government Act, Texas Government Code, Chapter 551, as amended; and that a public hearing was held prior to the designation of such reinvestment zone, and that proper notice of the hearing was published in newspapers of general circulation in Pecos County of the State of Texas, and furthermore, such notice was, in fact, delivered to the presiding officer of any effected taxing entity as prescribed by the Property Redevelopment and Tax Abatement Act.

PASSED, APPROVED AND ADOPTED on this XX day of XXXX, 2019.

**COLUMBIA-BRAZORIA INDEPENDENT  
SCHOOL DISTRICT**

By: \_\_\_\_\_  
President  
Board of Trustees

ATTEST: \_\_\_\_\_  
Secretary  
Board of Trustees

**EXHIBIT A**

**LEGAL DESCRIPTION OF BRAZORIA WEST SOLAR REINVESTMENT ZONE**

**Brazoria West Solar Reinvestment Zone**

**EXHIBIT B**

**SURVEY MAPS OF BRAZORIA WEST SOLAR REINVESTMENT ZONE**

# TAB 17

## Signature and Certification Page

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 GALLOWAY SUPERINTENDENT  
 Print Name (Authorized School District Representative) Title

**sign here** → [Signature] 6/25/19  
 Signature (Authorized School District Representative) 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** → Georgios Pergamalis Executive Vice President  
 Print Name (Authorized Company Representative (Applicant)) Title

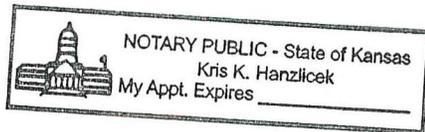
**sign here** → [Signature] 6-20-2019  
 Signature (Authorized Company Representative (Applicant)) Date

GIVEN under my hand and seal of office this, the

20<sup>th</sup> day of June, 2019

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

My Commission expires: 3-5-2023



(Notary Seal)

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.