



August 30, 2019

Mr. Nobert Rodriguez, Pearsall ISD Superintendent
cc. Texas Comptroller of Public Accounts
318 Berry Ranch Road
Pearsall, Texas 78061

Re: Amendment One for Texas Property Tax Code Section 313 Value Limitation Application #1406-Pearsall ISD-Morrow Lake Solar, LLC

Dear Superintendent Rodriguez:

Please find attached Amendment One for Section 313 Value Limitation Application #1406-Pearsall ISD-Morrow Lake Solar, LLC. We kindly ask you review and consider accepting the following changes:

- Section 9: Projected Timeline
 - Question 3. Beginning of Qualifying Time Period Date Changed from January 1, 2020 to January 2, 2020
- Section 14: Questions 7-10; Tab 13
 - Wages updated to reflect new data
- Tab 4, 7, & 8
 - Explanation provided for battery storage
- Tab 7 & 8
 - Requested language regarding qualified property added
- Tab 11
 - Map labels updated from "Project Area" to "Project Boundary"
- Tab 14
 - Schedule A1 updated to reflect "stub year."
- Tab 17
 - New signature page provided

If you have any questions, please feel free to contact me at 469-298-1594 or mike@keatax.com. We look forward to working with you.

Sincerely,

A handwritten signature in black ink that reads "Mike Fry". The signature is written in a cursive, slightly slanted style.

Mike Fry
Director—Energy Services



Tab 1

Pages 1-9 of the application

SECTION 9: Projected Timeline

- 1. Application approval by school board
2. Commencement of construction
3. Beginning of qualifying time period
4. First year of limitation
5. Begin hiring new employees
6. Commencement of commercial operations
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)?
8. When do you anticipate the new buildings or improvements will be placed in service?

SECTION 10: The Property

- 1. Identify county or counties in which the proposed project will be located
2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property
3. Will this CAD be acting on behalf of another CAD to appraise this property?
4. List all taxing entities that have jurisdiction for the property, the portion of project within each entity and tax rates for each entity:
5. Is the project located entirely within the ISD listed in Section 1?
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)?

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.

- 1. At the time of application, what is the estimated minimum qualified investment required for this school district?
2. What is the amount of appraised value limitation for which you are applying?
3. Does the qualified investment meet the requirements of Tax Code §313.021(1)?
4. Attach a description of the qualified investment [See §313.021(1).] The description must include:
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?

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)?

2. What is the last complete calendar quarter before application review start date:
[] First Quarter [] Second Quarter [] Third Quarter [] Fourth Quarter of (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)?

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?

5. What is the number of new non-qualifying jobs you are estimating you will create?

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

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?

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

11. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? [] Yes [] No

12. Do you intend to satisfy the minimum qualifying job requirement through a determination of cumulative economic benefits to the state as provided by §313.021(3)(F)? [] Yes [] No

12a. If yes, attach in Tab 12 supporting documentation from the TWC, pursuant to §313.021(3)(F).

13. Do you intend to rely on the project being part of a single unified project, as allowed in §313.024(d-2), in meeting the qualifying job requirements? [] Yes [] No

13a. If yes, attach in Tab 6 supporting documentation including a list of qualifying jobs in the other school district(s).

SECTION 15: Economic Impact

1. Complete and attach Schedules A1, A2, B, C, and D in Tab 14. Note: Excel spreadsheet versions of schedules are available for download and printing at URL listed below.

2. Attach an Economic Impact Analysis, if supplied by other than the Comptroller's Office, in Tab 15. (not required)

3. If there are any other payments made in the state or economic information that you believe should be included in the economic analysis, attach a separate schedule showing the amount for each year affected, including an explanation, in Tab 15.



Tab 4

Detailed Description of the Project

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.

In compliance with the criteria and guidelines set forth in Title 3, Chapter 313 of the Texas Property Tax Code, Morrow Lake Solar, LLC requests an appraised value limitation from Pearsall Independent School District. SunChase Power, LLC is proposing to construct a solar electric generating facility in Frio County. The facility will be located in a reinvestment zone of approximately 4,600 acres in the north-central portion of the county. Additionally, the entirety of the project will be within Pearsall ISD. Please find attached in Tab 11 maps that further define the location of the facility.

The facility itself is expected to have a total capacity of 200 MW-AC and will feature 697,728 photovoltaic panels, 68 central inverters, and a 72 MW-AC battery storage system. Please note: the battery storage will only be used for the storage of energy generated directly from Morrow Lake Solar, LLC via the equipment associated with the project. The batteries will not be storing power pulled from the grid.

Morrow Lake Solar, LLC requests that this application includes but is not limited to the following components of this project:

- Solar Modules & Panels
- Inverter Boxes
- Meteorological Equipment
- Operation & Maintenance Building
- Electrical Substations
- Associated Towers
- Battery Storage System
- Racking & Mounting Structures
- Combiner Boxes
- Foundations
- Roadways, Paving, & Fencing
- Generation Transmission Tie Line
- Interconnection Facilities

Morrow Lake Solar, LLC is a solar energy project managed by SunChase Power, LLC, a renewable energy company focused on developing utility-scale and industrial solar energy projects. Their management team has been influential in the development of over 4,000 megawatts of renewable energy projects, bringing years of experience to the development process. They are committed to the future of renewable energy as well as building quality stakeholder relationships in the communities they choose to invest in.



Tab 7

Description of Qualified Investment

Morrow Lake Solar, LLC is a proposed solar electric generating facility anticipated to be established in Frio County, Texas. The facility will be located in a reinvestment zone of approximately 4,600 acres located in the north-central portion of the county. Additionally, the entirety of the project will be within Pearsall ISD. Please find attached in Tab 11 maps that further define the location of the facility. Additionally, this application covers all qualified property in the reinvestment zone and project boundary within Pearsall ISD.

The facility itself is expected to have a total capacity of 200 MW-AC and will feature 697,728 photovoltaic panels, 68 central inverters, and a 72 MW-AC battery storage system. Construction is anticipated to commence in August 2020 and will be complete by July 2021, when the plant will also be fully operational.

Please note: the battery storage will only be used for the storage of energy generated directly from Morrow Lake Solar, LLC via the equipment associated with the project. The batteries will not be storing power pulled from the grid.

Morrow Lake Solar, LLC requests that this application includes but is not limited to the following components of this project:

- Solar Modules & Panels
- Inverter Boxes
- Meteorological Equipment
- Operation & Maintenance Building (s)
- Electrical Substations
- Associated Towers
- Battery Storage System
- Racking & Mounting Structures
- Combiner Boxes
- Foundations
- Roadways, Paving, & Fencing
- Generation Transmission Tie Line
- Interconnection Facilities



Tab 8

Description of Qualified Property

Morrow Lake Solar, LLC is a proposed solar electric generating facility anticipated to be established in Frio County, Texas. The facility will be located in a reinvestment zone of 4,600 acres located in the north-central portion of the county. Additionally, the entirety of the project will be within Pearsall ISD. Please find attached in Tab 11 maps that further define the location of the facility. Additionally, this application covers all qualified property in the reinvestment zone and project boundary within Pearsall ISD.

The facility itself is expected to have a total capacity of 200 MW-AC and will feature 697,728 photovoltaic panels, 68 central inverters, and a 72 MW-AC battery storage system. Construction is anticipated to commence in August 2020 and will be complete by July 2021, when the plant will also be fully operational.

Please note: the battery storage will only be used for the storage of energy generated directly from Morrow Lake Solar, LLC via the equipment associated with the project. The batteries will not be storing power pulled from the grid.

Morrow Lake Solar, LLC requests that this application includes but is not limited to the following components of this project:

- Solar Modules & Panels
- Inverter Boxes
- Meteorological Equipment
- Operation & Maintenance Building (s)
- Electrical Substations
- Associated Towers
- Battery Storage System
- Racking & Mounting Structures
- Combiner Boxes
- Foundations
- Roadways, Paving, & Fencing
- Generation Transmission Tie Line
- Interconnection Facilities



Tab 11

Maps

Morrow Lake Solar, LLC

Amendment One (8/30/2019)

Legend

-  Frio County
-  Pearsall ISD
-  Project Boundary
-  Proposed Reinvestment Zone

Yancey

Devine

173

57

Project Boundary
(green outline)

Frio County
(orange outline)

Pearsall

Proposed Reinvestment Zone
(red outline)

Pearsall ISD
(blue outline)

85

35

Dilley

97



Morrow Lake Solar, LLC

Amendment One [5/30/2018]

Legend

-  Project Boundary
-  Proposed Reinvestment Zone

Proposed Reinvestment Zone
(red outline)

Project
Boundary
(green outline)

North Pearsall

35

2779

Google Earth

© 2018 Google



2 mi

Morrow Lake Solar, LLC

Amendment One (8/30/2019)

Legend

-  PV Panels & Battery Storage
-  Project Boundary
-  Substation

Substation
(black outline)

PV Panel Distribution &
Battery Storage
(white outline)

Project
Boundary
(green outline)



W Power Plant Rd

1005

2028

2779





Tab 13

Calculation of Wage Requirements

U.S. Department of Labor—Bureau of Labor Statistics

The proceeding calculations are for the following wage requirements:

Calculation A: Frio County Average Weekly Wage

Calculation B: 110% of Frio County Average for Manufacturing Jobs

Calculation C: 110% of Alamo Area Council of Government Regional Manufacturing Wage

Calculation A: Frio County Average Weekly Wage for all Jobs

Year	Quarter	Average Weekly Wage
2018	Q2	\$999.00
2018	Q3	\$971.00
2018	Q4	\$1,027.00
2019	Q1	\$1,020.00
	Q Average	\$1,004.25

In order to calculate Frio County Average Weekly Wage for all Jobs, the following calculations were completed:

Quarterly Average Calculation:

Step 1: \$999.00 + \$971.00 + \$1,027.00 + \$1,020.00 = \$4,017.00

Step 2: \$4,017 / 4 = **1,004.25**



Calculation B: 110% of Frio County Average Weekly Wage for Manufacturing Jobs

Year	Quarter	Average Weekly Wage
2018	Q2	\$1,163.00
2018	Q3	\$1,298.00
2018	Q4	\$1,267.00
2019	Q1	\$1,354.00
	Q Average	\$1,270.50
	110 % Q Average	\$1,397.55

In order to calculate 110% of the Frio County Average Weekly Wage for Manufacturing Jobs, the following calculations were completed:

110% Quarterly Average Calculation

Step 1: $\$1,163.00 + \$1,298.00 + \$1,267.00 + \$1,354.00 = \$5,082$

Step 2: $\$5,082.00 / 4 = \$1,270.50$

Step 3: $\$1,270.50 * 1.10 =$ **1,397.55**



Calculation C: 110% of Alamo Area Council of Government Regional Manufacturing Wage

2018 Alamo Area Council of Government Regional Annual Wage: \$47,428.00

2018 Alamo Area Council of Government 110% Regional Wage: \$52,170.80 annually or \$1,003.28 weekly

In order to calculate 110% of the Average Weekly Wage for Manufacturing Jobs in the Alamo Area Council of Government Region the following calculations were completed:

Step 1: $\$47,428.00 * 1.10 = \$52,170.80$

Step 2: $\$52,170.80 / 52 =$ **\$1,003.28**

*All calculations were completed using the most recent data available from the Texas Labor Market Information



Quarterly Census of Employment and Wages (QCEW) Report

[Customize the report/Help with Accessibility](#)

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

Year	Period	Area	Ownership	Industry	Average Weekly Wage
2018	01	Frio	Total All	Total, All Industries	1,028
2018	02	Frio	Total All	Total, All Industries	999
2018	03	Frio	Total All	Total, All Industries	971
2018	04	Frio	Total All	Total, All Industries	1,027
2019	01	Frio	Total All	Total, All Industries	1,020

Quarterly Census of Employment and Wages (QCEW) Report

[Customize the report/Help with Accessibility](#)

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

Year	Period	Area	Ownership	Industry	Average Weekly Wage
2018	01	Frio	Private	Manufacturing	1,288
2018	02	Frio	Private	Manufacturing	1,163
2018	03	Frio	Private	Manufacturing	1,298
2018	04	Frio	Private	Manufacturing	1,267
2019	01	Frio	Private	Manufacturing	1,354

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**2018 Manufacturing Average Wages by Council of Government Region
Wages for All Occupations**

COG	COG Number	Wages	
		Hourly	Annual
Texas		\$27.04	\$56,240
Alamo Area Council of Governments	18	\$22.80	\$47,428
Ark-Tex Council of Governments	5	\$18.73	\$38,962
Brazos Valley Council of Governments	13	\$18.16	\$37,783
Capital Area Council of Governments	12	\$32.36	\$67,318
Central Texas Council of Governments	23	\$19.60	\$40,771
Coastal Bend Council of Governments	20	\$28.52	\$59,318
Concho Valley Council of Governments	10	\$21.09	\$43,874
Deep East Texas Council of Governments	14	\$18.28	\$38,021
East Texas Council of Governments	6	\$21.45	\$44,616
Golden Crescent Regional Planning Commission	17	\$28.56	\$59,412
Heart of Texas Council of Governments	11	\$22.71	\$47,245
Houston-Galveston Area Council	16	\$29.76	\$61,909
Lower Rio Grande Valley Development Council	21	\$17.21	\$35,804
Middle Rio Grande Development Council	24	\$20.48	\$42,604
NORTEX Regional Planning Commission	3	\$25.14	\$52,284
North Central Texas Council of Governments	4	\$27.93	\$58,094
Panhandle Regional Planning Commission	1	\$24.19	\$50,314
Permian Basin Regional Planning Commission	9	\$25.90	\$53,882
Rio Grande Council of Governments	8	\$18.51	\$38,493
South East Texas Regional Planning Commission	15	\$36.26	\$75,430
South Plains Association of Governments	2	\$20.04	\$41,691
South Texas Development Council	19	\$17.83	\$37,088
Texoma Council of Governments	22	\$21.73	\$45,198
West Central Texas Council of Governments	7	\$21.84	\$45,431

Calculated by the Texas Workforce Commission Labor Market and Career Information Department.

Data published: July 2019

Data published annually, next update will be July 31, 2020

Annual wage figure assumes a 40-hour work week.

Note: Data is not supported by the Bureau of Labor Statistics (BLS).

Wage data is produced from Texas Occupational Employment Statistics (OES) data, and is not to be compared to BLS estimates.

Data intended only for use in implementing Chapter 313, Tax Code.



Tab 14

Schedules A1-D

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

Date 7/22/2019
Applicant Name Morrow Lake Solar, LLC
ISD Name Pearsall ISD

Amendment One [8/30/2019]

Form 50-296A

Revised May 2014

PROPERTY INVESTMENT AMOUNTS								
(Estimated Investment in each year. Do not put cumulative totals.)								
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other new investment made during this year that will <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		Year preceding the first complete tax year of the qualifying time period (assuming no deferrals of qualifying time period)	2019	Not eligible to become Qualified Property			[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			2020	\$ 94,500,000.00	\$ 500,000.00			\$ 95,000,000.00
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period								
Complete tax years of qualifying time period	QTP1	2021-2022	2021	\$ 139,000,000.00				\$ 139,000,000.00
	QTP2	2022-2023	2022					\$ -
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				\$ 233,500,000.00	\$ 500,000.00			\$ 234,000,000.00
				Enter amounts from TOTAL row above in Schedule A2				
Total Qualified Investment (sum of green cells)				\$ 234,000,000.00				

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

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

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

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

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

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

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

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

PROPERTY INVESTMENT AMOUNTS								
(Estimated Investment in each year. Do not put cumulative totals.)								
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Other investment made during this year that will become Qualified Property [SEE NOTE]	Total Investment (A+B+C+D)
Total Investment from Schedule A1*	--	TOTALS FROM SCHEDULE A1		Enter amounts from TOTAL row in Schedule A1 in the row below				
				\$ 234,000,000.00				\$ 234,000,000.00
Each year prior to start of value limitation period**	0	2019-2020	2019					
Each year prior to start of value limitation period**	0	2020-2021	2020	\$ 94,500,000.00	\$ 500,000.00			\$ 95,000,000.00
Each year prior to start of value limitation period**	0	2021-2022	2021	\$ 139,000,000.00				\$ 139,000,000.00
Value limitation period***	1	2022-2023	2022					
	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				\$ 233,500,000.00	\$ 500,000.00			\$ 234,000,000.00
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 **7/22/2019**
 Applicant Name **Morrow Lake Solar, LLC**
 ISD Name **Pearsall ISD**

Amendment One [8/30/2019]

Form 50-296A

Revised May 2014

	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Qualified Property			Estimated Taxable Value		
				Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions
Each year prior to start of Value Limitation Period <i>Insert</i>	0	2019-2020	2019						
Each year prior to start of Value Limitation Period <i>Insert</i>	0	2020-2021	2020						
Each year prior to start of Value Limitation Period <i>Insert</i>	0	2021-2022	2021			\$ 47,500,000.00	\$ 47,500,000.00	\$ 47,500,000.00	\$ 47,500,000.00
Value Limitation Period	1	2022-2023	2022		\$ 500,000.00	\$ 233,500,000.00	\$ 234,000,000.00	\$ 234,000,000.00	\$ 30,000,000.00
	2	2023-2024	2023		\$ 485,000.00	\$ 210,150,000.00	\$ 210,635,000.00	\$ 210,635,000.00	\$ 30,000,000.00
	3	2024-2025	2024		\$ 470,000.00	\$ 186,800,000.00	\$ 187,270,000.00	\$ 187,270,000.00	\$ 30,000,000.00
	4	2025-2026	2025		\$ 455,000.00	\$ 163,450,000.00	\$ 163,905,000.00	\$ 163,905,000.00	\$ 30,000,000.00
	5	2026-2027	2026		\$ 440,000.00	\$ 140,100,000.00	\$ 140,540,000.00	\$ 140,540,000.00	\$ 30,000,000.00
	6	2027-2028	2027		\$ 425,000.00	\$ 116,750,000.00	\$ 117,175,000.00	\$ 117,175,000.00	\$ 30,000,000.00
	7	2028-2029	2028		\$ 410,000.00	\$ 93,400,000.00	\$ 93,810,000.00	\$ 93,810,000.00	\$ 30,000,000.00
	8	2029-2030	2029		\$ 395,000.00	\$ 70,050,000.00	\$ 70,445,000.00	\$ 70,445,000.00	\$ 30,000,000.00
	9	2030-2031	2030		\$ 380,000.00	\$ 46,700,000.00	\$ 47,080,000.00	\$ 47,080,000.00	\$ 30,000,000.00
	10	2031-2032	2031		\$ 365,000.00	\$ 46,700,000.00	\$ 47,065,000.00	\$ 47,065,000.00	\$ 30,000,000.00
Continue to maintain viable presence	11	2032-2033	2032		\$ 350,000.00	\$ 46,700,000.00	\$ 47,050,000.00	\$ 47,050,000.00	\$ 47,050,000.00
	12	2033-2034	2033		\$ 335,000.00	\$ 46,700,000.00	\$ 47,035,000.00	\$ 47,035,000.00	\$ 47,035,000.00
	13	2034-2035	2034		\$ 320,000.00	\$ 46,700,000.00	\$ 47,020,000.00	\$ 47,020,000.00	\$ 47,020,000.00
	14	2035-2036	2035		\$ 305,000.00	\$ 46,700,000.00	\$ 47,005,000.00	\$ 47,005,000.00	\$ 47,005,000.00
	15	2036-2037	2036		\$ 290,000.00	\$ 46,700,000.00	\$ 46,990,000.00	\$ 46,990,000.00	\$ 46,990,000.00
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2037-2038	2037		\$ 275,000.00	\$ 46,700,000.00	\$ 46,975,000.00	\$ 46,975,000.00	\$ 46,975,000.00
	17	2038-2039	2038		\$ 260,000.00	\$ 46,700,000.00	\$ 46,960,000.00	\$ 46,960,000.00	\$ 46,960,000.00
	18	2039-2040	2039		\$ 245,000.00	\$ 46,700,000.00	\$ 46,945,000.00	\$ 46,945,000.00	\$ 46,945,000.00
	19	2040-2041	2040		\$ 230,000.00	\$ 46,700,000.00	\$ 46,930,000.00	\$ 46,930,000.00	\$ 46,930,000.00
	20	2041-2042	2041		\$ 215,000.00	\$ 46,700,000.00	\$ 46,915,000.00	\$ 46,915,000.00	\$ 46,915,000.00
	21	2042-2043	2042		\$ 200,000.00	\$ 46,700,000.00	\$ 46,900,000.00	\$ 46,900,000.00	\$ 46,900,000.00
	22	2043-2044	2043		\$ 185,000.00	\$ 46,700,000.00	\$ 46,885,000.00	\$ 46,885,000.00	\$ 46,885,000.00
	23	2044-2045	2044		\$ 170,000.00	\$ 46,700,000.00	\$ 46,870,000.00	\$ 46,870,000.00	\$ 46,870,000.00
	24	2045-2046	2045		\$ 155,000.00	\$ 46,700,000.00	\$ 46,855,000.00	\$ 46,855,000.00	\$ 46,855,000.00
	25	2046-2047	2046		\$ 140,000.00	\$ 46,700,000.00	\$ 46,840,000.00	\$ 46,840,000.00	\$ 46,840,000.00

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 **7/22/2019**
 Applicant Name **Morrow Lake Solar, LLC**
 ISD Name **Pearsall ISD**

Form 50-296A

Revised May 2014

				Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Number of Construction FTE's or man-hours (specify)	Average annual wage rates for construction workers	Number of non-qualifying jobs applicant estimates it will create (cumulative)	Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Average annual wage of new qualifying jobs
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2019-2020	2019					
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2020-2021	2020	200	\$ 38,000.00			
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2021-2022	2021	200	\$ 38,000.00			
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2022-2023	2022				2	\$ 52,170.80
	2	2023-2024	2023				2	\$ 52,170.80
	3	2024-2025	2024				2	\$ 52,170.80
	4	2025-2026	2025				2	\$ 52,170.80
	5	2026-2027	2026				2	\$ 52,170.80
	6	2027-2028	2027				2	\$ 52,170.80
	7	2028-2029	2028				2	\$ 52,170.80
	8	2029-2030	2029				2	\$ 52,170.80
	9	2030-2031	2030				2	\$ 52,170.80
	10	2031-2032	2031				2	\$ 52,170.80
Years Following Value Limitation Period	11 through 25	2032-2047	2032-2047				2	\$ 52,170.80

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 qualifying jobs in Subchapter B districts, 10 qualifying jobs in Subchapter C districts) Yes No
 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 **7/22/2019**
 Applicant Name **Morrow Lake Solar, LLC**
 ISD Name **Pearsall 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: Frio	2022	2022-2031	\$ 581,729.00	65%	\$ 203,605.15
	City:					
	Other: Frio County Hospital District	2022	2022-2031	\$ 246,859.00	65%	\$ 86,400.65
Local Government Code Chapters 380/381	County:					
	City:					
	Other:					
Freeport Exemptions						
Non-Annexation Agreements						
Enterprise Zone/Project						
Economic Development Corporation						
Texas Enterprise Fund						
Employee Recruitment						
Skills Development Fund						
Training Facility Space and Equipment						
Infrastructure Incentives						
Permitting Assistance						
Other:						
Other:						
Other:						
Other:						
TOTAL				\$ 828,588.00	65%	\$ 290,005.80

Additional information on incentives for this project:



Tab 17

Signatures and Certification

SECTION 16: Authorized Signatures and Applicant Certification

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

1. Authorized School District Representative Signature

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

print here Dr. Nobert Rodriguez
Print Name (Authorized School District Representative)

Superintendent of Schools
Title

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

9/9/19
Date

2. Authorized Company Representative (Applicant) Signature and Notarization

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

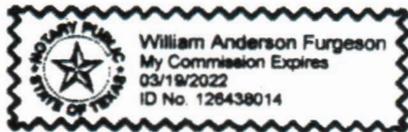
I hereby certify and affirm that the business entity I represent is in good standing under the laws of the state in which the business entity was organized and that no delinquent taxes are owed to the State of Texas.

print here Heather Otten
Print Name (Authorized Company Representative (Applicant))

Manager
Title

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

August 30, 2019
Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

30 day of August 2019

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

My Commission expires: 03/19/2022

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.