

Application for Appraised Value Limitation
On Qualified Property

Submitted to:

Ramirez Common School District



By:

Savion, LLC



Dove Run Solar Project, LLC

June 20, 2019

Tab 1

See executed application attached.

Application for Appraised Value Limitation on Qualified Property

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

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

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

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

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

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

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

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

Please visit the Comptroller's website to find out more about the program at comptroller.texas.gov/economy/local/ch313/. There are links to the Chapter 313 statute, rules, guidelines and forms. Information about minimum limitation values for particular districts and wage standards may also be found at that site.

SECTION 1: School District Information

1. Authorized School District Representative

June 20, 2019

Date Application Received by District

Yliana

First Name

Gonzalez

Last Name

Superintendent

Title

Ramirez Common School District

School District Name

10492 School Street

Street Address

Mailing Address

Realitos

City

(361) 539-4343

Phone Number

TX

State

(361) 539-4482

Fax Number

78834

ZIP

ygonzalez@ramirezcsd.net

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)

Nick	Maddox
First Name	Last Name
Attorney	
Title	
O'Hanlon, Demerath & Castillo	
Firm Name	
512-494-9949	512-494-9919
Phone Number	Fax Number
	nmaddox@808west.com
	Email Address
Mobile Number (optional)	
4. On what date did the district determine this application complete?	August 21, 2019
5. Has the district determined that the electronic copy and hard copy are identical?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

SECTION 2: Applicant Information

1. Authorized Company Representative (Applicant)

Georgios	Pergamalis	
First Name	Last Name	
Executive Vice President	Dove Run Solar Project, LLC	
Title	Organization	
16106 W. 113th St., Suite 108		
Street Address		
Mailing Address		
Lenexa	KS	66219
City	State	ZIP
913-888-9463		
Phone Number	Fax Number	
	gpergamalis@savionenergy.com	
	Business Email Address	
Mobile Number (optional)		
2. Will a company official other than the authorized company representative be responsible for responding to future information requests?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
2a. If yes, please fill out contact information for that person.		

Wade	Gungoll	
First Name	Last Name	
Vice President of Development	Dove Run Solar Project, LLC	
Title	Organization	
16106 W. 113th St., Suite 108		
Street Address		
Mailing Address		
Lenexa	KS	66219
City	State	ZIP
(512) 804-8944		
Phone Number	Fax Number	
	wgungoll@savionenergy.com	
	Business Email Address	
Mobile Number (optional)		
3. Does the applicant authorize the consultant to provide and obtain information related to this application?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

SECTION 2: Applicant Information (continued)

4. Authorized Company Consultant (If Applicable)

Robert First Name, Pena Jr. Last Name, President Title, Texas Energy Consultants Firm Name, (956) 386-9387 Phone Number, (877) 341-4474 Fax Number, robjrpena@texas-kwh.com Business Email Address

SECTION 3: Fees and Payments

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

SECTION 4: Business Applicant Information

1. What is the legal name of the applicant under which this application is made? Dove Run Solar Project, LLC 2. List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) 32068712945 3. List the NAICS code 221114 4. Is the applicant a party to any other pending or active Chapter 313 agreements? [] Yes [checked] 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 Corporation 2. Is applicant a combined group, or comprised of members of a combined group, as defined by Tax Code §171.0001(7)? [] Yes [checked] 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? [checked] Yes [] No 4. Are all applicant members of the combined group current on all tax payments due to the State of Texas? [] Yes [] No [checked] 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 tax non-compliance.

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 QTR 4 2019
- 2. Commencement of construction QTR 4 2021
- 3. Beginning of qualifying time period January 1, 2021
- 4. First year of limitation January 1, 2022
- 5. Begin hiring new employees QTR 3 2022
- 6. Commencement of commercial operations QTR 4 2022
- 7. Do you propose to construct a new building or to erect or affix a new improvement after your application review start date (date your application is finally determined to be complete)? Yes No
Note: Improvements made before that time may not be considered qualified property.
- 8. When do you anticipate the new buildings or improvements will be placed in service? QTR 3 2022

SECTION 10: The Property

- 1. Identify county or counties in which the proposed project will be located Duval County
- 2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property Duval CAD
- 3. Will this CAD be acting on behalf of another CAD to appraise this property? Yes No
- 4. List all taxing entities that have jurisdiction for the property, the portion of project within each entity and tax rates for each entity:
 County: Duval County, 0.95, 100% City: N/A
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
 Hospital District: _____ Water District: _____
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
 Other (describe): N/A Other (describe): N/A
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
- 5. Is the project located entirely within the ISD listed in Section 1? Yes No
 5a. If no, attach in **Tab 6** additional information on the project scope and size to assist in the economic analysis.
- 6. Did you receive a determination from the Texas Economic Development and Tourism Office that this proposed project and at least one other project seeking a limitation agreement constitute a single unified project (SUP), as allowed in §313.024(d-2)? Yes No
 6a. If yes, attach in **Tab 6** supporting documentation from the Office of the Governor.

SECTION 11: Investment

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

- 1. At the time of application, what is the estimated minimum qualified investment required for this school district? 5,000,000.00
- 2. What is the amount of appraised value limitation for which you are applying? 15,000,000.00
Note: The property value limitation amount is based on property values available at the time of application and may change prior to the execution of any final agreement.
- 3. Does the qualified investment meet the requirements of Tax Code §313.021(1)? Yes No
- 4. Attach a description of the qualified investment [See §313.021(1).] The description must include:
 - a. a specific and detailed description of the qualified investment you propose to make on the property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (**Tab 7**);
 - b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your minimum qualified investment (**Tab 7**); and
 - c. a detailed map of the qualified investment showing location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period, with vicinity map (**Tab 11**).
- 5. Do you intend to make at least the minimum qualified investment required by Tax Code §313.023 (or §313.053 for Subchapter C school districts) for the relevant school district category during the qualifying time period? Yes No

SECTION 12: Qualified Property

- 1. Attach a detailed description of the qualified property. [See §313.021(2)] (If qualified investment describes qualified property exactly, you may skip items a, b and c below.) The description must include:
1a. a specific and detailed description of the qualified property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (Tab 8);
1b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your qualified property (Tab 8); and
1c. a map of the qualified property showing location of new buildings or new improvements with vicinity map (Tab 11).
2. Is the land upon which the new buildings or new improvements will be built part of the qualified property described by §313.021(2)(A)?
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?
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?

September 30, 2019

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 744.25
 - b. 110% of the average weekly wage for manufacturing jobs in the county is 775.50
 - c. 110% of the average weekly wage for manufacturing jobs in the region is 1,254.80

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? 65,249.60

10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 65,249.60

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 2

Proof of Payment of Application Fee

Please find on the attached page, a copy of payment for the \$75,000 application fee to Ramirez CSD.

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 3

Documentation of Combined Group membership under Texas Tax Code 171.0001(7), history of tax default, delinquencies and/or material litigation (if applicable).

Not Applicable.

Tab 4

Detailed description of the project.

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.

Dove Run Solar Project, LLC (“Dove Run”), is the project entity formed to facilitate the development of a utility-scale photovoltaic (“PV”) solar energy project (The “Project”). Dove Run is a wholly owned subsidiary of Savion, LLC (“Savion”). Savion is one of the most successful independent renewable energy development companies in the U.S., with over 56 full-time employees. Savion’s team of subject matter experts in solar resource analysis, mapping systems, environmental studies, permitting, land acquisition, and power marketing places a unique emphasis on the development craft, which is unparalleled in the U.S. renewable energy market. Savion has developed over 11.2 gigawatts (“GW”) of solar energy facilities across 130 projects, which are either operating, in-construction, or are contracted to be in constructed.

Savion is actively evaluating renewable energy project opportunities in locations across the United States at various stages of development.

Dove Run seeks to develop and interconnect 101.5 megawatts (“MW”) of power into the ERCOT market. There are no existing 312 or 313 agreements in place for the Project. Dove Run is requesting an appraised value limitation from Ramirez CSD for a proposed solar energy project using PV solar energy panels and transmission facilities. The solar energy facility and its associated infrastructure will be constructed within Duval County, Texas. A map showing the location of the solar energy facility is included as Tab 11a.

The Project will have an estimated capacity of 101.5 MW. The Project is located on approximately 1,400 acres of contiguous land located entirely within Ramirez CSD. Dove Run has signed leases and option agreements with property owners of the property needed to construct the Project. The Project will consist of over 300,000-1.65 MW solar PV modules, connected to form strings, which are subsequently connected in parallel and mounted on rows of horizontal, single axis trackers. The Project will also feature central power inverters and transformers to convert DC power to AC electricity. In addition to the major equipment, there will be the supporting electrical collection system and supporting facilities to be constructed and improved as necessary, as well as overhead transmission lines, a collection substation to permit the interconnection and transmission of electricity generated by the Project, and a Project Substation constructed within the Project’s boundary.

Construction of the solar energy facility is expected to take approximately 8 months to complete, contingent upon favorable economics for the Project.

While the solar energy resource for Duval County, Texas is excellent, there are many favorable locations for solar energy projects that could be developed across the United States. Dove Run considers a Limitation of Appraised Value Agreement with Ramirez CSD as a key and invaluable portion of the Project.

In today's competitive energy market, project investors and power purchasers require solar energy projects to have secured tax incentives, so that they can compete with solar energy projects across the U.S.

Solar energy facilities are operating and under development in many states throughout the country. The United States now has over 44 gigawatts ("GW") of installed solar capacity, enough to power millions of homes, according to the Solar Energy Industries Association ("SEIA"). In 2017, the U.S. solar market installed over 14 GW, primarily driven by the utility-scale PV segment. According to SEIA, over 22 states installed over 100 MW in 2016, up from just 13 in 2015. While California has historically been the largest state market, other states are growing, such as Utah, Georgia, Nevada, and North Carolina. Together with Texas, these states make up the top six markets for highest total installations in 2016.

Locations for the development of solar energy projects are abundant and the Applicant can locate a project in a wide variety of locations across the United States, should it be unable to develop a competitive project in Texas that is able to generate returns sufficient enough to attract investment capital.

As construction is one of the most significant costs in creating a solar energy facility, the physical improvements of the Project, once completed, cannot be feasibly moved to another location. The solar modules and supporting infrastructure are long-lived assets engineered and designed specifically for this Project location. The cost of installing the improvements on the site is substantial and the cost to remove, redesign, and relocate the improvements to a different location would be prohibitive.

Dove Run was formed for the express purpose of developing a photovoltaic solar energy facility that could help bring significant economic development to the area. Savion identified Texas, and in particular Duval County and Ramirez CSD, for its strong solar energy resource, access to available transmission capacity and the ERCOT market, and favorable property tax incentives under the Tax Code for Chapter 312 abatement and Chapter 313 Appraised Value Limitation. For these reasons, Dove Run seeks to develop and build the proposed Project as described throughout this Application.

Dove Run has invested additional capital in interconnecton studies with ERCOT, environmental and wildlife studies, and in leasing land for the Project.

Should the Appraised Value Limitation be granted, Dove Run has created a development and investment plan that is capitalized to implement the Project. Without such a limitation, the

Project, competing against other Texas projects that have qualified, would likely be forced to redeploy its assets and capital to other states competing for similar solar energy projects.

Tab 5

Documentation to assist in determining if limitation is a determining factor.

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.

2. Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project?

Dove Run Solar Project, LLC has entered into the following representative agreements and contracts for the development of a project within Ramirez CSD:

- Letters of Intent and Purchase Options covering approximately 1,400 acres;
- Interconnect Studies and Agreement; and
- Third-party contracts for development-related work, such as resource estimation, legal review, and construction planning.

7. Is the applicant evaluating other locations not in Texas for the proposed project?

Yes. Savion’s management team is uniquely qualified to develop and construct PV solar energy projects in the United States with favorable solar energy resource. With a combined 15+ years of experience in the renewable energy industries, the Savion team has a proven track record of developing, financing, and constructing large-scale renewable energy projects. Our collective experience includes over 11.2 gigawatts of solar projects. Based on this experience, the management team evaluates all potential projects for feasibility, finance-ability, and the economic returns they represent in comparison to other project opportunities both OUTSIDE the State of Texas as well as WITHIN the State of Texas. Other locations being evaluated include, but are not limited to:

Colorado	Indiana
Florida	New Mexico
Georgia	South Carolina
Illinois	Wisconsin
Kansas	Oklahoma
Arkansas	Louisiana
Alabama	Mississippi
Kentucky	Virginia
Michigan	New York
Pennsylvania	

For these reasons, Savion studies various competing sites throughout the market areas outside and inside the State of Texas where solar energy development is attractive. Without a Value Limitation program, Savion would seek to move to alternative sites OUTSIDE of the State of Texas.

Dove Run Solar Project, LLC is currently in a period of evaluation to determine whether the identified site in Ramirez CSD represents the best location or whether redeployment of its development resources and capital to other power markets in the United States is more advisable. As such, the development resources necessary to advance the planned 101.5 MW Dove Run could be redeployed to other renewable energy development projects in other power markets in the United States.

Therefore, a 313 Limitation of Appraised Value Agreement is a vital tax incentive necessary to ensure the Project is on a level playing field with other solar energy projects with similar incentives. Without the requested limitation, the Project will be unable to generate sufficient operating margins and net income to produce economically competitive energy and associate returns necessary to attract tax and sponsor equity investment. Such third-party investment is mandatory to finance the projected capital costs of approximately \$122M needed to purchase solar modules and other infrastructure and to fund the construction of the facility.

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?

The information provided in this Attachment and throughout the Application has been assembled to provide the reviewer with the best possible information to make an assessment and determination of the critical nature of the Limitation on Appraised Value to the feasibility of Dove Run Solar Project, LLC.

Tab 6

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

5a. If no, attach in Tab 6 additional information on the project scope and size to assist in the economic analysis.

All of the planned Qualified Property for the Project is solely located in Ramirez CSD and in no other school district.

Tab 7

Description of Qualified Investment

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(7) (Tab 7).

The Applicant is requesting an appraised value limitation on all of the property constructed or placed upon the real property described and shown in Map Exhibit within Ramirez CSD, which is located in Duval County, Texas.

The property for which the Applicant is requesting an appraised value limitation shall include, but is NOT limited to, the following:

- 300,000-1.65MW Solar PV modules;
- DC-to-AC inverters;
- Tracker racking system (mounting structures);
- Medium- and high-voltage electric cabling;
- High-voltage transmission line connecting the project to the grid (gen tie);
- Project Substation;
- Meteorological equipment to measure solar irradiance and other weather conditions; and
- Associated equipment to safely operate, maintain, and deliver electricity to the grid. This includes, but is not limited to junction boxes, PV panel connectors and mounting and tracking systems.

Additionally, the map provided in Tabs 11b and 11c do not present exact the location of the improvements; however, all of the improvements that make up the amount of Qualified Investment will be made within the Project Investment Area as shown on map provided in Tab 11a. The exact placement and size of units is subject to ongoing planning, solar energy resource evaluation, engineering, and land leasing. Any changes in the number of PV modules will not have a significant impact on the total investment amount. The life expectancy of the project is projected at a minimum of 30 years.

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).

It is anticipated that a project substation facility will be constructed within the Ramirez CSD boundaries.

Tab 8

Description of Qualified Property

Dove Run Solar Project, LLC plans to construct an estimated 101.5 MW photovoltaic solar energy facility in Duval County, located entirely within Ramirez CSD. The additional improvements of Qualified Property includes:

- 300,000-1.65MW Solar PV modules;
- DC-to-AC inverters;
- Tracker racking system (mounting structures);
- Medium- and high-voltage electric cabling;
- High-voltage transmission line connecting the project to the grid (gen tie);
- Project Substation;
- Meteorological equipment to measure solar irradiance and other weather conditions; and
- Associated equipment to safely operate, maintain, and deliver electricity to the grid. This includes, but is not limited to junction boxes, PV panel connectors and mounting and tracking systems.

The exact placement of units is subject to ongoing planning, solar energy resource evaluation, engineering, and land leasing. All equipment outlined above is expected to be located within Ramirez CSD. The final number and location of units and supporting structures will be determined before construction begins. Current plans are to install all equipment in one phase. Dove Run intends to connect to the 138kV line from Falfurrias to Crestinio Substation. All of the infrastructure will remain within the project boundary and within the Reinvestment Zone. The map in Tab 11b shows the proposed project area with the anticipated improvement locations.

Tab 9

Description of Land

Not Applicable.

Tab 10

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

Not Applicable.

Tab 11

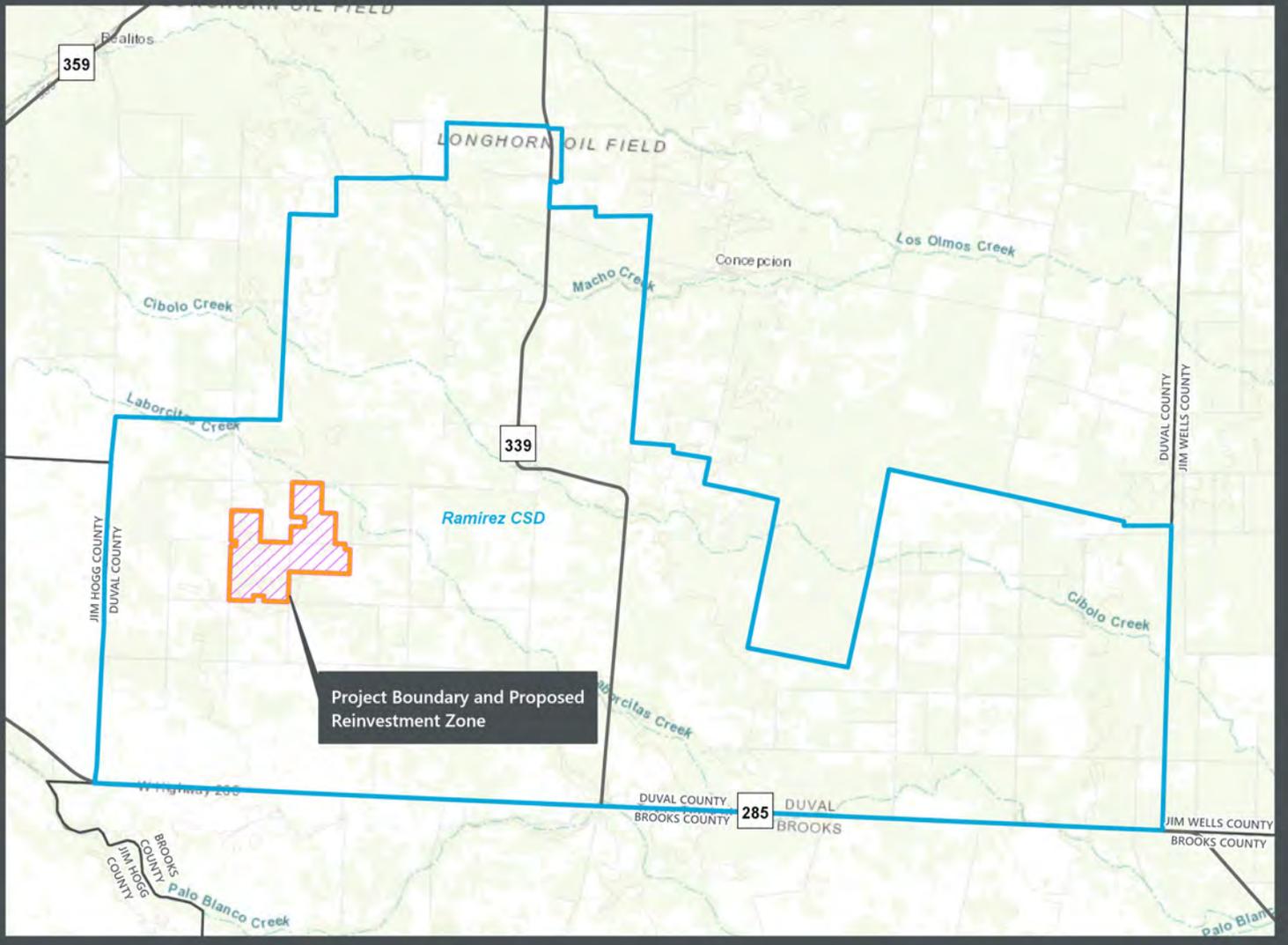
Maps that clearly show:

- a. Project vicinity***
- b. Qualified investment including location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period***
- c. Qualified property including location of new buildings or new improvements***
- d. Existing property***
- e. Land location within vicinity map***
- f. Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size***

Tab 11a

a. Project vicinity

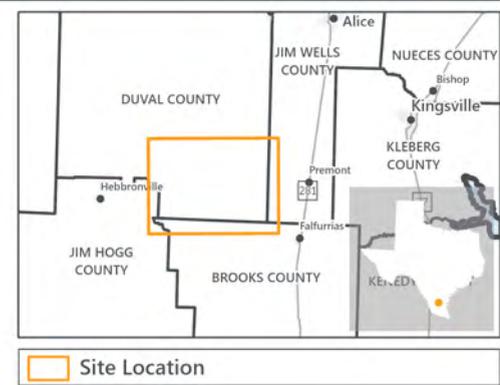
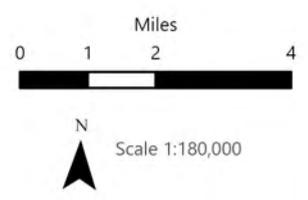
Please see attached map.



Project Vicinity & Reinvestment Zone

Dove Run

-  Project Boundary
-  Proposed Reinvestment Zone
-  Independent School District



 Site Location

Confidentiality of Maps Submitted with Dove Run Solar Project, LLC Chapter 313 Appraised Value limitation Application with Ramirez CSD

June 20, 2019

Yliana Gonzalez
Superintendent of Ramirez Common School District
10492 School Street
Carrizo Springs, TX 78376

Re: Confidentiality of Maps Submitted with Dove Run Solar Project, LLC Chapter 313 Appraised Value limitation Application with Ramirez CSD

To Whom It May Concern:

As an attachment to the Dove Run Solar Project, LLC Chapter 313 Appraised Value Limitation Application submitted to Ramirez CSD on June 20, 2019 ("Application"), we designated certain maps, the Qualified Investment and Qualified Property maps, attached thereto ("Maps") as "Confidential". We submit this letter to comply with the requirements by which both Ramirez CSD and the Comptroller's office can withhold confidential or proprietary information from public release while the Application is pending. This letter is submitted to identify the documents for which confidentiality is sought and provide the specific reasons, stating why the material is believed to be confidential.

The Maps reflect the proposed specific site plan and the location of tangible personal property to be located on real property covered by the Application- all of which continue to be refined. In addition, and at this time, disclosure of the Maps could be potentially valuable to our competitors and any disclosure could negatively impact the project. The Maps include commercially valuable geological or geophysical information regarding the exploration or development of natural resources and is protected from disclosure under section 552.113 of the Texas Government Code. As required, the Maps were submitted as segregated in the application from other information in the application and specifically notated as "Confidential".

It is our intention to complete negotiations relating to both the location of the property and the tangible personal property during the time the Application is pending and understand that the Maps can only remain confidential and withheld from public release unless and until the governing body of the school district acts on the application.

To the extent you have any questions regarding this letter, please contact me for further clarification.

Sincerely,



Georgios Pergamalis
Executive Vice President
SAVION, LLC



Tab 11b

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

CONFIDENTIAL – FOR SEPARATE FILING

Tab 11c

- c. *Qualified property including location of new buildings or new improvements***

CONFIDENTIAL – FOR SEPARATE FILING

Tab 11d

d. Existing property

Not Applicable.

Tab 11e

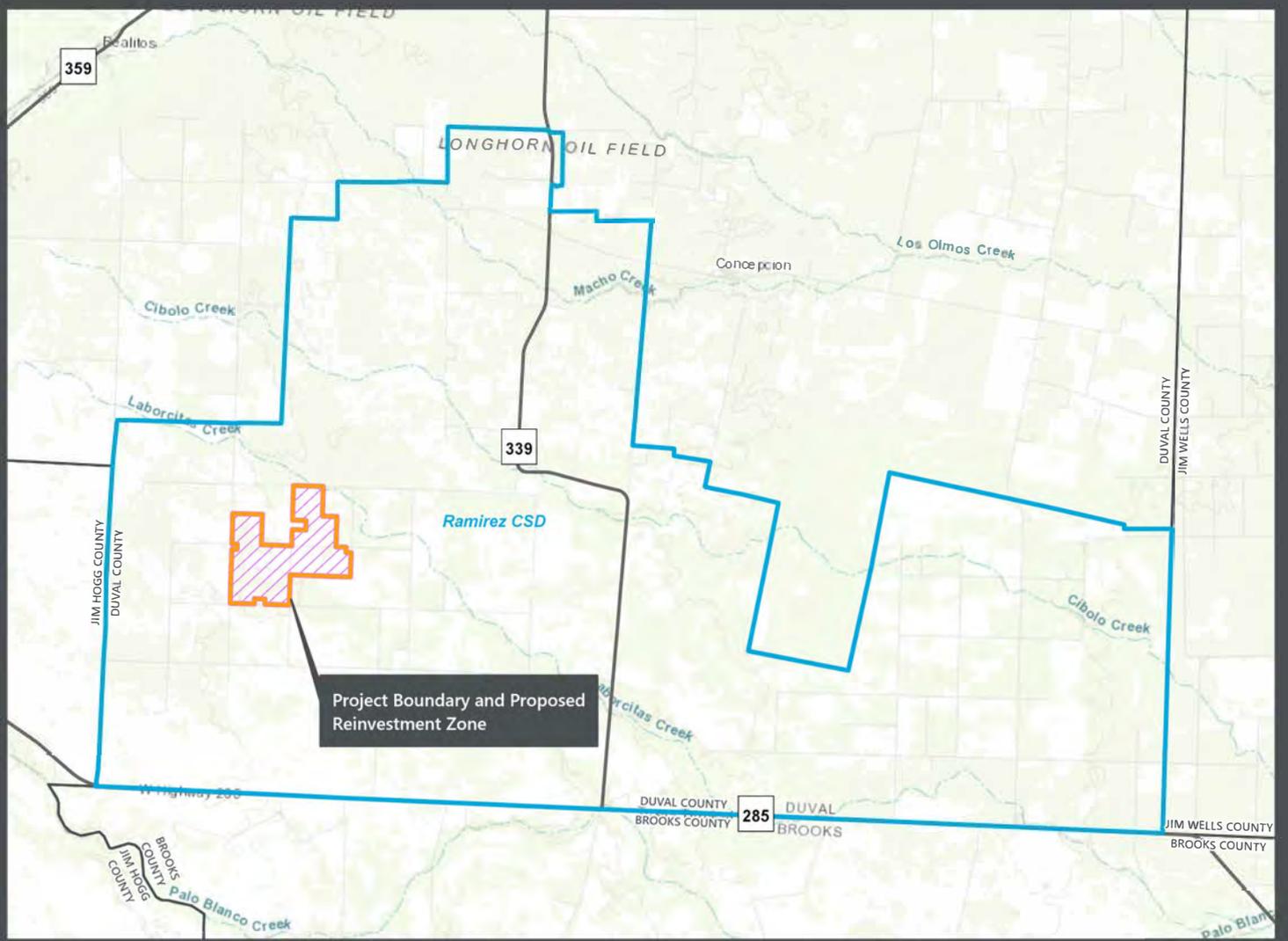
e. Land location within vicinity map

Not Applicable.

Tab 11f

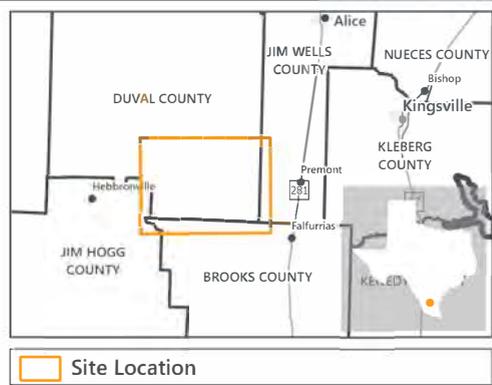
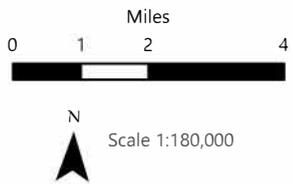
- f. Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size***

Please see the attached maps.



Reinvestment Zone Dove Run

-  Project Boundary
-  Proposed Reinvestment Zone
-  Independent School District



 Site Location

Tab 12

Request for Waiver of Job Creation Requirement and supporting information (if applicable).

See attached waiver request.

Request of Waiver for Job Creation Requirement

June 20, 2019

Yliana Gonzalez
Superintendent of Ramirez Common School District
10492 School Street
Realitos, TX 78834

**Re: Chapter 313 Job Waiver Request
Dove Run Solar Project, LLC**

Dear Superintendent Gonzalez,

Please consider this letter to be Dove Run 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, Dove Run 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, Dove Run 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 101.5MW 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,



Georgios Pergamalis
Executive Vice President
SAVION, LLC



Tab 13

Calculation of Wage Requirements – Duval County

Supporting data for Section 14(7)(a)

Average weekly wage for all jobs (all industries) in the county

Year	Period	Area	Ownership	Level	Ind. Code	Industry	Avg. Weekly Wages
2019	1 st Qtr	Duval County	Total All	0	10	Total, All Industries	\$747.00
2018	2 nd Qtr	Duval County	Total All	0	10	Total, All Industries	\$707.00
2018	3 rd Qtr	Duval County	Total All	0	10	Total, All Industries	\$748.00
2018	4 th Qtr	Duval County	Total All	0	10	Total, All Industries	\$775.00
Average weekly wage for previous four quarters							\$742.00

Source: Quarterly Employment and Wages (QCEW) data for Duval County, <https://texaslmi.com/LMIbyCategory/QCEW>

Supporting Data for Section 14(7)(b)

110% of the average weekly wage for manufacturing jobs in the county

Year	Period	Area	Ownership	Level	Ind. Code	Industry	Avg. Weekly Wages
2019	1 st Qtr	Duval County	Private	2	31-33	Manufacturing	332.00
2018	2 nd Qtr	Duval County	Private	2	31-33	Manufacturing	N/A
2018	3 rd Qtr	Duval County	Private	2	31-33	Manufacturing	\$923.00
2018	4 th Qtr	Duval County	Private	2	31-33	Manufacturing	\$860.00
Average weekly wage for previous four quarters							\$705.00
110% of Average Weekly Wages							\$775.50

Source: Quarterly Employment and Wages (QCEW) data for Duval County, <https://texaslmi.com/LMIbyCategory/QCEW>

Supporting Data for Section 14(7)(c)

110% of the average weekly wage for manufacturing jobs in the region

Average Hourly Wages	\$28.52
Average Annual Wages	\$59,318
Average Weekly Wages @40hrs/week	\$1,140.73
110% of Average Weekly Wages	\$1,254.80

Source: 2017 Manufacturing Average Wages by Council of Government Region Wages for All Occupations. Project location region: 24. Middle Rio Grande Development Council. <http://www.tracer2.com/admin/uploadedPublications/COGWages.pdf>

Year	Period	Area	Ownership	Industry Code	Industry	Level	Average Weekly Wage	
2019	01	Duval	Total All	10	Total, All Industries	0	\$	747.00
2018	02	Duval	Total All	10	Total, All Industries	0	\$	707.00
2018	03	Duval	Total All	10	Total, All Industries	0	\$	748.00
2018	04	Duval	Total All	10	Total, All Industries	0	\$	775.00

Year	Period	Area	Ownership	Industry Code	Industry	Level	Average Weekly Wage	
2019	01	Duval	Private	31-33	Manufacturing	2	\$	332.00
2018	03	Duval	Private	31-33	Manufacturing	2	\$	923.00
2018	04	Duval	Private	31-33	Manufacturing	2	\$	860.00

**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, A2, B, C and D completed and signed Economic Impact (if applicable).

Please see attached Schedules.

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

Date 7/18/2019
 Applicant Name Dove Run Solar Project, LLC
 ISD Name Ramirez CSD

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				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	-							
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period				0.00	0.00	0.00	0.00	0.00
Complete tax years of qualifying time period	QTP1	2021-2022	2021	0.00	0.00	0.00	0.00	0.00
	QTP2	2022-2023	2022	\$ 121,800,000.00	0.00	0.00	0.00	\$ 121,800,000.00
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				\$ 121,800,000.00	0.00	0.00	0.00	\$ 121,800,000.00
				Enter amounts from TOTAL row above in Schedule A2				
Total Qualified Investment (sum of green cells)				\$ 121,800,000.00				

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.

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

Date 7/18/2019
 Applicant Name Dove Run Solar Project, LLC
 ISD Name Ramirez CSD

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 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			121,800,000.00	-	0.00	0.00	121,800,000.00
Enter amounts from TOTAL row in Schedule A1 in the row below									
Qualifying Time Periods	1	2021-2022	2021	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	2	2022-2023	2022	\$ 121,800,000.00	\$ -	\$ -	\$ -	\$ -	\$ 121,800,000.00
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				\$ 121,800,000.00	\$ -	\$ -	\$ -	\$ 121,800,000.00	
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

*** 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
Only tangible personal property that is specifically
- Column B: The total dollar amount of planned investment
- Column C: Dollar value of other investment that may affect
- 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 7/18/2019
 Applicant Name Dove Run Solar Project, LLC
 ISD Name Ramirez CSD

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
Qualified Investment Period	1	2021-2022	2021	N/A	N/A	N/A	N/A	N/A	N/A
	2	2022-2023	2022	N/A	N/A	\$ 121,800,000.00	\$ 121,800,000.00	\$ 121,800,000.00	\$ 121,800,000.00
Value Limitation Period	1	2022-2023	2022	N/A	N/A	\$ 112,056,000.00	\$ 112,056,000.00	\$ 112,056,000.00	\$ 15,000,000.00
	2	2023-2024	2023	N/A	N/A	\$ 102,312,000.00	\$ 102,312,000.00	\$ 102,312,000.00	\$ 15,000,000.00
	3	2024-2025	2024	N/A	N/A	\$ 92,568,000.00	\$ 92,568,000.00	\$ 92,568,000.00	\$ 15,000,000.00
	4	2025-2026	2025	N/A	N/A	\$ 82,824,000.00	\$ 82,824,000.00	\$ 82,824,000.00	\$ 15,000,000.00
	5	2026-2027	2026	N/A	N/A	\$ 73,080,000.00	\$ 73,080,000.00	\$ 73,080,000.00	\$ 15,000,000.00
	6	2027-2028	2027	N/A	N/A	\$ 63,336,000.00	\$ 63,336,000.00	\$ 63,336,000.00	\$ 15,000,000.00
	7	2028-2029	2028	N/A	N/A	\$ 53,592,000.00	\$ 53,592,000.00	\$ 53,592,000.00	\$ 15,000,000.00
	8	2029-2030	2029	N/A	N/A	\$ 43,848,000.00	\$ 43,848,000.00	\$ 43,848,000.00	\$ 15,000,000.00
	9	2030-2031	2030	N/A	N/A	\$ 34,104,000.00	\$ 34,104,000.00	\$ 34,104,000.00	\$ 15,000,000.00
	10	2031-2032	2031	N/A	N/A	\$ 24,360,000.00	\$ 24,360,000.00	\$ 24,360,000.00	\$ 15,000,000.00
Continue to maintain viable presence	11	2032-2033	2032	N/A	N/A	\$ 24,360,000.00	\$ 24,360,000.00	\$ 24,360,000.00	\$ 24,360,000.00
	12	2033-2034	2033	N/A	N/A	\$ 24,360,000.00	\$ 24,360,000.00	\$ 24,360,000.00	\$ 24,360,000.00
	13	2034-2035	2034	N/A	N/A	\$ 24,360,000.00	\$ 24,360,000.00	\$ 24,360,000.00	\$ 24,360,000.00
	14	2035-2036	2035	N/A	N/A	\$ 24,360,000.00	\$ 24,360,000.00	\$ 24,360,000.00	\$ 24,360,000.00
	15	2036-2037	2036	N/A	N/A	\$ 24,360,000.00	\$ 24,360,000.00	\$ 24,360,000.00	\$ 24,360,000.00
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2037-2038	2037	N/A	N/A	\$ 24,360,000.00	\$ 24,360,000.00	\$ 24,360,000.00	\$ 24,360,000.00
	17	2038-2039	2038	N/A	N/A	\$ 24,360,000.00	\$ 24,360,000.00	\$ 24,360,000.00	\$ 24,360,000.00
	18	2039-2040	2039	N/A	N/A	\$ 24,360,000.00	\$ 24,360,000.00	\$ 24,360,000.00	\$ 24,360,000.00
	19	2040-2041	2040	N/A	N/A	\$ 24,360,000.00	\$ 24,360,000.00	\$ 24,360,000.00	\$ 24,360,000.00
	20	2041-2042	2041	N/A	N/A	\$ 24,360,000.00	\$ 24,360,000.00	\$ 24,360,000.00	\$ 24,360,000.00
	21	2042-2043	2042	N/A	N/A	\$ 24,360,000.00	\$ 24,360,000.00	\$ 24,360,000.00	\$ 24,360,000.00
	22	2043-2044	2043	N/A	N/A	\$ 24,360,000.00	\$ 24,360,000.00	\$ 24,360,000.00	\$ 24,360,000.00
	23	2044-2045	2044	N/A	N/A	\$ 24,360,000.00	\$ 24,360,000.00	\$ 24,360,000.00	\$ 24,360,000.00
	24	2045-2046	2045	N/A	N/A	\$ 24,360,000.00	\$ 24,360,000.00	\$ 24,360,000.00	\$ 24,360,000.00
	25	2046-2047	2046	N/A	N/A	\$ 24,360,000.00	\$ 24,360,000.00	\$ 24,360,000.00	\$ 24,360,000.00

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 08/02/2019
 Applicant Name Dove Run Solar Project, LLC
 ISD Name Ramirez CSD

Form 50-296A
 Revised May 2014

	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A Number of Construction FTE's or man-hours (specify)	Column B Average annual wage rates for construction workers	Column C Number of non-qualifying jobs applicant estimates it will create (cumulative)	Column D Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Column E Average annual wage of new qualifying jobs
Qualified Investment Period	1	2021-2022	2021					
	2	2022-2023	2022	200FTE's	\$26,037	0	1	\$ 65,249.60
Value Limitation Period <small>The qualifying time period could overlap the value limitation period.</small>	1	2022-2023	2022	N/A	N/A	0	1	\$ 65,249.60
	2	2023-2024	2023	N/A	N/A	0	1	\$ 65,249.60
	3	2024-2025	2024	N/A	N/A	0	1	\$ 65,249.60
	4	2025-2026	2025	N/A	N/A	0	1	\$ 65,249.60
	5	2026-2027	2026	N/A	N/A	0	1	\$ 65,249.60
	6	2027-2028	2027	N/A	N/A	0	1	\$ 65,249.60
	7	2028-2029	2028	N/A	N/A	0	1	\$ 65,249.60
	8	2029-2030	2029	N/A	N/A	0	1	\$ 65,249.60
	9	2030-2031	2030	N/A	N/A	0	1	\$ 65,249.60
	10	2031-2032	2031	N/A	N/A	0	1	\$ 65,249.60
Years Following Value Limitation Period	11 through 25	2032-2047	2032-2046	N/A	N/A	0	1	\$ 65,249.60

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

Are the
C1. cumulativ
 a number
 if yes,
 Will the
C1a. applicant
 request a
 Will the
C1b. applicant
 avail

<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

Schedule D: Other Incentives (Estimated)

Date 7/18/2019
 Applicant Name Dove Run Solar Project, LLC
 ISD Name Ramirez CSD

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: Concho County	2022	10 Years	\$ 1,157,100.00	85%	\$ 173,565.00
	City: N/A					
	Other: Concho County Hospital	2022	10 Years	\$ 495,000.00	85%	\$ 74,250.00
	Other:					
Local Government Code Chapters 380/381	County:					
	City:					
	Other:					
Freeport Exemptions						
Non-Annexation Agreements						
Enterprise Zone/Project						
Economic Development Corporation						
Texas Enterprise Fund						
Employee Recruitment						
Skills Development Fund						
Training Facility Space and Equipment						
Infrastructure Incentives						
Permitting Assistance						
Other:						
Other:						
Other:						
Other:						
TOTAL				\$ 1,652,100.00	85%	\$ 247,815.00

Additional information on incentives for this project:

Tab 15

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

Not applicable.

Tab 16

Description of Reinvestment or Enterprise Zone, including:

- a. Evidence that the area qualifies as an enterprise zone as defined by the Governor's Office***
- b. Legal description of reinvestment zone***
- c. Order, resolution or ordinance establishing the reinvestment zone***
- d. Guidelines and criteria for creating the zone***

Tab 16a

- a. Evidence that the area qualifies as an enterprise zone as defined by the Governor's Office***

Not Applicable.

Tab 16b

b. Legal description of Project Area within Investment Zone

Please see attached.

REINVESTMENT ZONE

Parcel No. 1:

THE FOLLOWING REAL PROPERTY LOCATED IN THE COUNTY OF DUVAL, STATE OF TEXAS:

THREE HUNDRED SEVENTY-FOUR ACRES, MORE OR LESS, AS GENERALLY DEPICTED ON EXHIBIT A-1 AND LYING WITHIN THE FOLLOWING DESCRIBED REAL PROPERTY:

Situated in Duval County, Texas, and being the SURFACE ONLY of a tract of land containing 237.27 acres, more or less, and being the West One-Half of Lot Number THREE (W. 1/2 of 3), and All of Lot Number FOUR (4), in Block Number FORTY-TWO (42), Addition No. 3 of the Realitos Subdivision of Copita Farm and Garden Tracts, as per map or plat recorded on file in the Official of the County Clerk of Duval County, Texas, and being more particularly described by metes and bounds as:

Being a 237.27 acre tract of land by deed to Jesus Trejo, and wife Isabel M. Trejo, as recorded in Volume 141, Pages 268-270, Deed Records, Duval County, Texas, and being more particularly described by metes and bounds as follows, to wit:

Beginning at a fence corner post found at the southwest corner of said Trejo tract, at the northwest corner of a 30' easement for road purposes, conveyed by deed to Duval County, Texas, as recorded in Volume 123, Pages 173-174, Deed Records, Duval County, Texas, situated in Tract 4, Section 42, Copita Farm and Garden Tracts, Addition No. 3, (no map of record), at the east Right of Way line of a County Road, for the southwest corner hereof;

Thence, with the east Right of Way line of said County Road, North 00 degrees 19 minutes 10 seconds West, 2610.00 feet to a fence corner post found at the southwest corner of a tract of land conveyed by deed to Donna Faye Martin, as recorded in Volume 399, Pages 537-539, Deed Records, Duval County, Texas, for the northwest corner hereof;

Thence, with the south line of said Martin, North 89 degrees 40 minutes 50 seconds East, passing the southwest corner of a tract of land conveyed by deed to Werner Hofstetter, as recorded in Volume 189, Pages 215-219, Deed Records, Duval County Texas, at 2640.00 feet passing a 1/2" iron rod found at the southwest corner of a tract of land conveyed by deed to Delma Eva Hinojosa, as recorded in Volume 325, Deed Records, Duval County, Texas, in all a total distance of 3960.00 feet to a fence corner post found at the northwest corner of a tract of land conveyed by deed to Elson Barerra, and wife Alicia Barerra, as recorded in Volume 240, Pages 231-232, Deed Records, Duval County, Texas, for the northeast corner hereof;

Thence, with the west line of said Barerra tract, South 00 degrees 19 minutes 10 seconds East, 2610.00 feet to a 1/2" iron rod set at the northeast corner of aforementioned 30' easement for road purposed to Duval County, Texas, for the southeast corner hereof;

Thence, with the north line of said Duval County tract, South 89 degrees 40 minutes 50 seconds West, 3960.00 feet to the Point of Beginning and containing 237.27 acres of land, more or less.

Basis of Bearings: A ½" iron rod found at the northwest corner of Tract 1, out of Lot 2, Section 42, Copita Farm & Garden Tracts Addition No. 3, (no map of record) as recorded in Volume 325, Pages 650-655, Deed Records, Duval County, Texas, and a ½" iron rod found at the southwest corner of Tract 4, out of Lot 2, Section 42, Copita Farm & Garden Tract Addition No. 3. Called to be South 00 degrees 21 minutes 57 seconds East, 2639.69 feet, but found by OPS observation to be South 00 degrees 19 minutes 10 seconds East, 2638.98 feet.

AND

Situated in Duval County, Texas and being a tract of land containing 40 acres, more or less, and being the Northeast 40 acres of Lot Number ONE (1), in Block Number FORTY-TWO (42), in Addition No. 3 of the Realitos Subdivision of Copita Farm and Garden Tracts, as per map or plat of said subdivision on file and of record in the office of the County Clerk of Duval County, Texas.

AND

Situated in Duval County, Texas and being a tract of land containing 40 acres, more or less, and being the Southwest 40 acres of Lot Number ONE (1), in Block Number FORTY-TWO (42), Addition No. 3 of the Realitos Subdivision of Copita Farm and Garden Tracts, as per Map or plat of said subdivision on file and of record in the office of the County Clerk of Duval County, Texas.

AND

Situated in Duval County, Texas and being 80 acres of land, more or less, and being the Northwest 40 acres and Southeast 40 acres of Lot Number ONE (1), in Block Number FORTY-TWO (42), Addition No. 3 of the Realitos Subdivision of Copita Farm and Garden Tracts, as per map or plat subdivision on file and of record in the offices of the County Clerk of Duval County, Texas and being more particularly described by metes and bounds as described below:

The northwest 40.00 acres of Lot 1, Block 42:

Beginning at a fence corner found at the northwest corner of said Lot 1, at the east Right of way line of a County Road, the south Right of way line of a County Road 250, for the northwest corner hereof;

Thence, with the south Right of Way of said County Road 250, North 89 degrees 41 minutes 19 Seconds East, 1320.00 feet to a ½" iron rod set at the northwest corner of a tract of land conveyed by deed to Betty Ruth Butler, as recorded in Volume 315 Pages 859-860, Deed Records, Duval County, Texas, for the northwest corner hereof;

Thence with the west line of said Butler tract, South 00 degrees 19 minutes 10 Seconds East, 1319.81 feet to a ½" iron rod set at the northwest corner of aforementioned southeast 40.00 acres of land conveyed to Werner Hofstetter, the northwest corner of a tract of land conveyed by deed to Donna Faye Martin, as recorded in Volume 399, Pages 537-539, Deed Records, Duval County, Texas, for the southwest corner hereof;

Thence, with the north line of said Martin tract, South 89 degrees 40 minutes 50 Seconds West, 1320.24 feet to a ½" iron rod set at the east Right of Way line of aforementioned County Road, for the southwest corner hereof;

Thence, with the east Right of Way line of said County Road, North 00 degrees 18 minutes 32 Seconds East, 1320.00 feet to the Point of Beginning and

The southeast 40.00 acres of Lot 1, Block 42;

Beginning at a ½" iron rod found at the southwest corner of Tract 4, out of Lot 2, Block 42, Realitos Subdivision of the Copita Farm and Garden Tract, conveyed by deed to Delma Eva Hinojosa, as recorded in Volume 325, Pages 650-655, Deed Records, Duval County, Texas, the northwest corner of Lot 3, Block 42, Realitos Subdivision of the Copita Farm and Garden Tract, the northeast corner of Lot 4, Block 42, Realitos Subdivision of the Copita Farm and Garden Tract, on the north line of a tract of land conveyed by deed to Jesus Trejo, and wife Isabel M. Trejo, as recorded in Volume 141, Pages 268-270, Deed Records, Duval County, Texas, for the southeast corner hereof;

Thence, with the north line of said Lot 4, Block 42, and said Trejo tract, South 89 degrees 39 minutes 19 Seconds West, 1320.83 feet to a ½" Iron rod set at the southeast corner of a tract of land conveyed by deed to Donna Faye Martin, as recorded in Volume 399, Pages 537-539, Deed Records, Duval County, Texas, for the southwest corner hereof;

Thence, with the east line of said Martin tract, North 00 degrees 19 minutes 10 Seconds East, 1319.94 feet to a ½" Iron rod set at the southeast corner of the aforementioned northwest corners of Lot 1, Block 42, conveyed to Werner Hofstetter, the southwest corner of a tract of land conveyed by deed to Betty Ruth Butler, as recorded in Volume 315, Pages 859-860 Deed Records, Duval County, Texas, for the northwest corner hereof;

Thence, with the south line of said Butler tract, North 89 degrees 40 minutes 50 Seconds East, at 1320.82 feet to a ½" iron rod set at the west line of Tract 3, conveyed by deed to Juan Rene Hinojosa, as recorded in Volume 325, Pages 650-655, Deed Records, Duval County, Texas, for the northeast corner hereof;

Thence, with the west line of said Tract 3, South 00 degrees 19 minutes 10 Seconds East, at 306.21 feet passing a ½" iron rod found at the northwest corner of aforementioned Tract 4, in all a total distance of 1319.36 feet to the Point of Beginning.

Basis of Bearings: A ½" iron rod found at the northwest corner of Tract 1, out of Lot 2, Section 42, Copita Farm & Garden Tracts Addition No. 3, (no map of record) as recorded in Volume 325, Pages 650-655, Deed Records, Duval County, Texas, and a ½" iron rod found at the southwest corner of Tract 4, out of Lot 2, Section 42, Copita Farm & Garden Tract Addition No. 3. Called to be South 00 degrees 21 minutes 57 seconds East, 2639.69 feet, but found by GPS observation to be South 00 degrees 19 minutes 10 seconds East, 2638.98 feet.

Parcel No. 2:

THE FOLLOWING REAL PROPERTY LOCATED IN THE COUNTY OF DUVAL, STATE OF TEXAS:

The Southeast Quarter (SE 1/4) of Lot number Two (2) of Block number forty-nine (49), of Addition number three (3), of Realitos Sub-division of Copita Farm and Garden Tracts, containing forty acres: and, All of Lot Number One (1) and the North half (1/2) and Southwest Quarter (1/4) of Lot Number Two (2), of Block Number Forty-nine (49), of Addition Number Three (3), of Realitos Sub-division of Copita Farm & Garden Tracts, containing Two Hundred and Eighty (280) acres: said tracts being located in and a part of what is known as the Marcelo Hinojosa Grant, of Duval County, of the State of Texas; reference is here made to map on file and of record in the Office of the County Clerk of Duval County, Texas for a more particular description of the tract.

Parcel No. 3:

THE FOLLOWING REAL PROPERTY LOCATED IN THE COUNTY OF DUVAL, STATE OF TEXAS:

320 acres, being Lots 1 and 2, Block 48 Realitos Subdivision of the Copita Farm and Garden Tracts Addition No. 4, as per map or plat thereof record in the Office of the County Clerk of Duval County, Texas to which reference is here made for all purposes.

Parcel No. 4:

THE FOLLOWING REAL PROPERTY LOCATED IN THE COUNTY OF DUVAL, STATE OF TEXAS:

320 acres, being Lots 3 and 4, Block 48 Realitos Subdivision of the Copita Farm and Garden Tracts Addition No. 4, as per map or plat thereof of record in the office of the County Clerk of Duval County, Texas to which reference is here made for all purposes.

Parcel No. 5:

THE FOLLOWING REAL PROPERTY LOCATED IN THE COUNTY OF DUVAL, STATE OF TEXAS:

A 159 acre tract, more or less, being the South half of Lot 1 and all of Lot 4, Block 41, Realitos Subdivision of the Copita Farm and Garden Tracts Addition No. 2, Duval County, Texas.

Tab 16c

Order, resolution or ordinance establishing the reinvestment zone

To be Supplemented by September 30, 2019 upon final approval by Duval County Commissioners Court.

Tab 16d

Guidelines and criteria for creating the zone

Please see attached.

ORDER NO. 2018-001

AN ORDER OF THE COMMISSIONERS COURT OF DUVAL COUNTY, TEXAS: (1) ADOPTING AND APPROVING COUNTY TAX ABATEMENT GUIDELINES AND CRITERIA; (2) APPROVING COUNTY ELIGIBILITY TO PARTICIPATE IN TAX ABATEMENT; AND (3) ESTABLISHING AN EFFECTIVE DATE AND COMPLIANCE WITH THE TEXAS OPEN MEETING ACT.

WHEREAS, Duval County, Texas ("County") is a county of the State of Texas, having been duly created and organized under the constitution and laws of Texas, and further, Duval County Commissioners Court ("Commissioners Court") is the governing body of said County; and

WHEREAS, pursuant to Article V, Section 18 of the Texas Constitution, Chapter 381 of the Texas Local Government Code ("Chapter 381"), and Chapter 312 of the Texas Tax Code ("Chapter 312"), and other authority, the County may participate in tax abatement agreement as part of an economic development program designed to stimulate economic development and business and commercial activity in Duval County, Texas; and

WHEREAS, pursuant to Chapters 381 and 312 and the exercise of its lawful authority, discretion, and best business judgment, the Commissioners Court desires by this order to (1) adopt and approve Tax Abatement Guidelines and Criteria for Duval County, Texas, in the form and scope attached as **Exhibit A**, in order to stimulate economic development and business and commercial activity in Duval County, Texas, and (2) approve County eligibility to participate in tax abatement as allowed by law.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners Court of Duval County, Texas, for and in behalf of said County and in the public interest, as follows:

- (1) Unless otherwise designated, the past, present, or future tense shall each include the other, the masculine, feminine, or neuter gender shall each include the other, and the singular and plural number shall each include the other where necessary for a correct meaning.
- (2) All statements made in the caption, preamble, and preliminary recitals of this instrument, and all attached documents, are incorporated by reference.
- (3) Pursuant to the authority described in this order, the Commissioners Court hereby establishes, adopts, and approves the **Tax Abatement Guidelines and Criteria for Duval County, Texas ("Guidelines")**, in the form and scope attached as **Exhibit A**, in order to stimulate economic development and business and commercial activity in Duval County, Texas.

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(4) All prior enacted County tax abatement guidelines and criteria are rescinded, and hereby superseded and replaced by the Guidelines attached as **Exhibit A**.

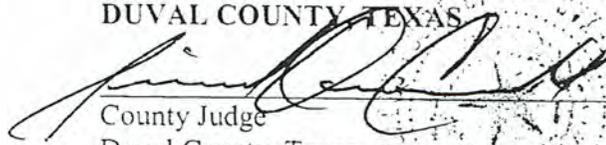
(5) Pursuant to the authority described in this order, the Commissioners Court: (a) elects for Duval County to become eligible to participate in tax abatement; and (b) declares Duval County intent to participate in tax abatement agreements, from time to time, through the exercise of the lawful authority, discretion, and best business judgment of the Commissioners Court in order to stimulate economic development and business and commercial activity in Duval County, Texas.

(6) This order shall take effect immediately from and after its passage.

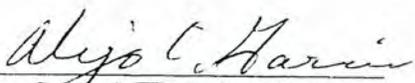
(7) This matter was ordered, adopted, and approved at a meeting held in compliance with Chapter 551 of the Texas Government Code, the Texas Open Meetings Act.

ORDERED, ADOPTED, AND APPROVED on the 16th day of April, 2018.

**THE COMMISSIONERS COURT OF
DUVAL COUNTY, TEXAS**

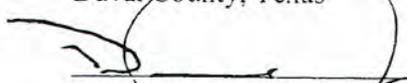


County Judge
Duval County, Texas

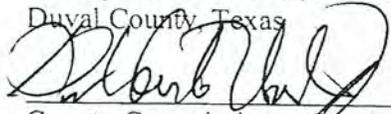


County Commissioner, Precinct 1
Duval County, Texas

County Commissioner, Precinct 2
Duval County, Texas

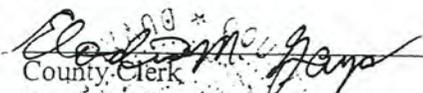


County Commissioner, Precinct 3
Duval County, Texas



County Commissioner, Precinct 4
Duval County, Texas

ATTEST:

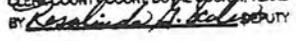


County Clerk
Duval County, Texas



FILED FOR RECORD
AT O'CLOCK M

APR 16 2018

ELODIA M. GARZA
CLERK, COUNTY COURT, DUVAL COUNTY, TEXAS
BY  DEPUTY

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EXHIBIT A
(Tax Abatement Guidelines and Criteria for Duval County, Texas)

TAX ABATEMENT GUIDELINES AND CRITERIA
FOR DUVAL COUNTY, TEXAS
(Effective Date: April 16, 2018)

I. Preliminary Recitals

1.1. Duval County, Texas ("County"), by and through its governing body, the Commissioners Court of Duval County, Texas ("Commissioners Court"), is committed to the promotion of the economic growth and development of Duval County and improving the quality of life for the public.

1.2. These **Tax Abatement Guidelines and Criteria for Duval County, Texas** ("**Guidelines**") are enacted and shall be implemented pursuant to Chapter 381 of the Texas Local Government Code, Chapter 312 of the Texas Tax Code, and other authority to establish a uniform policy of tax abatement designed to provide long term, significant, and positive economic growth for the County in the public interest.

1.3. Pursuant to its lawful authority, discretion, and best business judgment, the Commissioners Court reserves the right to negotiate a tax abatement agreement in order to compete favorably with governmental or private entities in Texas and elsewhere for positive economic growth for Duval County, Texas.

1.4. The Commissioners Court may grant a tax abatement on the same or similar terms and conditions as the other taxing entities having jurisdiction regarding a subject property or business prospect; however, nothing in these Guidelines shall limit the discretion of the Commissioners Court to consider, adopt, modify, or decline any tax abatement request.

1.5. The Effective Date of these Guidelines is April 16, 2018. The Guidelines shall be reviewed in a timely manner pursuant to the operative statutes, and shall be kept current regarding the County's economic development needs and the lawful authority, discretion, and best business judgment of the Commissioners Court.

1.6. All prior enacted County tax abatement guidelines and criteria are rescinded, and hereby superseded and replaced by these Guidelines.

II. Definitions and Interpretation

2.1. Definitions -- As used in these Guidelines, unless otherwise designated:

(a) "Abatement" shall mean the full or partial exemption from ad valorem taxes of certain property in a County tax abatement reinvestment zone or enterprise zone for economic development purposes;

(b) "Affected jurisdiction" shall mean Duval County, Texas or any municipality, school district, or other taxing entity located in said county that levies ad valorem taxes upon or provides services to property located

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within a proposed or existing County tax abatement reinvestment zone or enterprise zone;

(c) "Agreement" shall mean a tax abatement agreement between a property owner or lessee and Duval County, Texas;

(d) "Applicant" shall mean the person or legal entity seeking: (1) the creation of a County tax abatement reinvestment zone or enterprise zone; and (2) tax abatement agreement.

(e) "Application" shall mean the documents filed by an Applicant for: (1) the creation of a County tax abatement reinvestment zone or enterprise zone; and (2) tax abatement agreement.

(f) "Base year value" shall mean the assessed value of eligible property on January 1 of the year of the execution of the Agreement (or another year as may be determined by the County), plus the value of real and personal property improvements made after January 1 of said year but before the execution of the Agreement, if any.

(g) "Chapter 312" shall mean Chapter 312 of the Texas Tax Code, as amended;

(h) "Chapter 381" shall mean Chapter 381 of the Texas Local Government Code, as amended;

(i) "Chapter 551" shall mean Chapter 551 of the Texas Government Code, as amended, the Texas Open Meetings Act;

(j) "Chapter 2303" shall mean Chapter 2303 of the Texas Government Code, as amended, regarding an enterprise zone;

(k) "Commencement of Construction" shall mean the placement or initial construction of Project improvements in a County tax abatement reinvestment zone or enterprise zone, however: (1) the storage of building materials in the zone shall not constitute commencement of construction; and (2) design, engineering, site preparation, and similar activities shall not constitute commencement of construction, provided that the placement or initial construction of Project improvements has not begun in the zone.

(l) "County" shall mean Duval County, Texas, by and through its governing body, the Commissioners Court of Duval County, Texas ("Commissioners Court" or "Court").

(m) "County Judge" shall mean the County Judge of Duval County, Texas.

(n) "District" shall mean the Duval County Appraisal District, including but not limited to its Board of Directors, Chief Appraiser ("Chief Appraiser"), officers, employees, and other representatives of the District;

(o) "Economic Development Program" shall mean an economic development program approved and adopted by the County pursuant to Chapter 381 and designed to stimulate economic development and business and commercial activity in Duval County, Texas; and

(p) "Effective Date" shall mean April 16, 2018, the date these Guidelines were approved and adopted by the Commissioners Court.

(q) "Facility" shall mean Project improvements (including structures) completed or in the process of construction on the tax abatement reinvestment zone property, which together comprise an integral whole;

(r) "Guidelines" shall mean these Tax Abatement Guidelines and Criteria for Duval County, Texas;

(s) "Modernization" shall mean the expansion, upgrading, or replacement of existing facilities which increases productive input or output, updates technology, or substantially lowers unit cost of the project's operation. Modernization may result from the construction, alteration, or installation of buildings, structures, or fixed machinery or equipment; however, modernization shall not include the reconditioning, refurbishing or repairing of real or personal property;

(t) "New Jobs" shall mean a newly created employment position on a full-time, permanent basis. Two or more part-time permanent employees totaling an average of not less than 40 hours per week may be considered as one full-time permanent employee under these Guidelines;

(u) "Project" shall mean an authorized economic development project (including all facilities related thereto) conducted by a governmental entity or private party (1) pursuant to the requirements of Chapters 381, 312, and/or other authority, (2) pursuant to an Economic Development Program approved and adopted by the County, and (3) on real property located in a Zone in Duval County, Texas; and

(v) "Zone" shall mean a County tax abatement reinvestment zone or enterprise zone located in Duval County, Texas and authorized by Chapters 312 or other authority.

2.2 Interpretation -- The past, present, or future tense shall each include the other, the masculine, feminine, or neuter gender shall each include the other, and the singular and plural

number shall include each other where necessary for a correct meaning in these Guidelines. The preliminary recitals of this instrument are incorporated by reference.

III. Minimum Standards

3.1 Taxable Value -- In order for real property in Duval County, Texas to be designated as a County tax abatement reinvestment zone, and for an Applicant to receive a County tax abatement, the proposed improvements for a Project in the zone must add at least \$5,000,000.00 in taxable value (in aggregate) to the tax roll of eligible properties.

3.2 Economic Development Factors -- In considering a request for creation of a County tax abatement reinvestment zone, and for a County tax abatement, certain economic development factors shall be considered by the County regarding a proposed Project, including but not limited to the following:

(a) Jobs -- including the: (1) number and type of existing jobs to be retained as a result of the Project; (2) number and type of new jobs to be created by the Project; (3) average amount of local payroll to be created as a result of the Project; and (4) number and type of new jobs that will be performed by persons residing or projected to reside in Duval County, Texas as a result of the Project;

(b) Fiscal Impact -- including the: (1) type, value, and productive life of existing Project improvements; (2) type, value, and productive life of proposed Project improvements; (3) amount of real and personal property value to be added to the local tax rolls as a result of the Project; (4) payments to the County regarding any proposed deferral year compensation, payments in lieu of taxes, or economic development grants or donations associated with the Project; (5) the type, value, and productive life of all County funded road, transportation, utility, or other infrastructure required a result of the Project; (6) amount by which property tax valuations may be increased by the Project, during and after the proposed tax abatement period; (7) costs to be incurred by the County as a result of the consideration, implementation, and administration of the Project, including attorney's fees; (8) amount of taxes to be paid to the County and considering the (i) existing value, (ii) percentage of new value abated, (iii) abatement period, and (iv) value after expiration of the abatement period; (9) population growth projected for Duval County, Texas as a direct result of the Project; (10) type, value, and productive life of public improvements resulting from the Project; (11) impact on the business opportunities of existing businesses in said county as a result of the Project; and (12) potential for new business activity to be attracted to said county as a result of the Project; and

(c) Community Impact -- including the: (1) opportunities for existing Duval County, Texas businesses to supply the project; (2) revitalization of

any economically depressed area in said county as a result of the Project;
(3) impact on other taxing entities in said county as a result of the Project;
and (4) employment opportunities associated with the Project.

3.3 Application Eligibility -- An Applicant shall be eligible to apply for tax abatement if: (a) a Zone already has been established regarding the Project, or a Zone is being requested in the Application for tax abatement regarding the Project; (b) commencement of Project construction has not yet occurred; and (c) the Project meets the requirements of these Guidelines.

3.4 Creation of New Value -- Tax abatement may be granted only for the additional value of eligible property and improvements made after the filing of the Application for tax abatement and specified in the tax abatement agreement executed between the County and Applicant, subject to the requirements of these Guidelines and such limitations as the County may require.

3.5 Eligible Property -- Unless designated as ineligible by these Guidelines, all taxable property identified by Chapter 312 as being eligible for a county tax abatement agreement may be considered by the County for tax abatement purposes; however, nothing in these Guidelines shall limit the lawful authority, discretion, and best business judgment of the Commissioners Court to consider, adopt, grant, modify, or decline any tax abatement request.

3.6 Ineligible Property -- The following types of property shall be fully taxable and ineligible for County tax abatement: (a) land; (b) inventories; (c) supplies; (d) tools; (e) animals; (f) furnishings; (g) movable personal property; (h) vehicles and vessels; (i) private aircraft; (j) deferred maintenance investments; (k) matters identified in Paragraph 3.8; and (l) any property identified by Chapter 312 as ineligible for county tax abatement.

3.7 Leased Facilities -- A County tax abatement agreement regarding a leased facility or leased property shall be executed between the County and the active lessee of the facility or property.

3.8 Fully Taxable Property -- For the period of time occurring from the date of execution of a County tax abatement agreement to the end of said agreement: (a) the value of all ineligible property shall be fully taxable; (b) the base year value of existing eligible property, as determined each year, shall be fully taxable; and (c) the additional value of new eligible property shall be fully taxable after the expiration of the abatement period.

IV. Procedural Issues

4.1 Application Required -- The owner or lessee of taxable property located in Duval County, Texas, as Applicant, may request the creation of a tax abatement reinvestment zone, enterprise zone, and/or tax abatement agreement by submitting a written application to: County Judge, Duval County, Texas, P.O. Box 189, San Diego, Texas 78384 (mailing address); or County Judge, Duval County, Texas, Duval County Courthouse, 400 East Gravis, San Diego, Texas 78384 (physical address). A non-refundable filing fee in the amount of \$1,000.00

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(submitted in the form of a cashier's check or money order made payable to Duval County, Texas) shall be paid by Applicant when the Application is submitted to the County.

4.2 Owner/Lessee Signature -- A tax abatement agreement is not authorized to be executed by the County with any person or entity that is not the actual owner or lessee of the property made the subject of the Agreement. The Application shall contain sufficient documents to verify and confirm that the Applicant is in fact the actual owner or lessee of the property made the subject of the Agreement.

4.3 Application for Zone -- An application for the creation of a tax abatement reinvestment zone or enterprise zone at minimum shall contain the following matters and be signed by the owner or lessee of the subject property:

- (a) documents sufficient to describe in detail the Project in the Zone;
- (b) a map or plat, property description, and site plan which adequately describe all land of the Project and Zone;
- (c) a description of the proposed increase in economic development to occur in Duval County, Texas through successful completion and implementation of the Project in the Zone, including but not limited to increased capital improvements and tax base, modernization of existing improvements, creation of new jobs, retention of existing jobs, employment opportunities for residents of said county, and participation opportunities for local suppliers and contractors;
- (d) regarding a tax abatement reinvestment zone request, a description of the issues stated in Sections 312.202 and 312.402 of the Texas Tax Code to support zone creation;
- (e) a description of all land and improvements for which a tax abatement will be requested;
- (f) a proposed time-line and construction schedule for completing and implementing the Project;
- (g) financial and Project information sufficient for the County to evaluate Applicant's financial capacity to successfully complete and implement the Project;
- (h) regarding a request for creation of an enterprise zone, all information required by Chapters 312 and 2303;
- (i) any other information or material considered necessary or advisable by Applicant to support the application; and

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(j) should a variance from these Guidelines be requested, the submission and description of all facts and documents considered necessary or advisable by Applicant to support the variance request.

4.4 Application for Tax Abatement Agreement -- An application for a tax abatement agreement at minimum shall contain the following matters and be signed by the owner or lessee of the subject property:

- (a) all matters and documents described in Paragraph 4.3;
- (b) a map or plat, site plan, and detailed property descriptions which adequately describe all land and other property to be made the subject of the Agreement, including a description of all land, other property, and improvements for which a tax abatement is requested;
- (c) in the case of a modernization project, a statement of the assessed value of the existing improvements, which shall be separately stated for real and personal property for the tax year immediately preceding the application date;
- (d) pursuant to an analysis of the designated economic development factors discussed in Paragraph 3.2, a description of the positive economic growth projected to occur in Duval County, Texas as a result of the completion and implementation of the Project;
- (e) a description of the requested tax abatement period (described by beginning and ending dates), including any period requested to defer the beginning of the tax abatement period and all facts and documents to support the deferral period request;
- (f) a description of the level or degree of tax abatement requested, and a description of all eligible property to be the subject of the requested abatement;
- (g) a description of any authorized monetary amounts, property, or services to be paid and/or or delivered to the County under the Agreement, including: taxes; payment in lieu of taxes; deferral year payments; economic development grants or donations, including road and bridge construction, use, and maintenance obligations; and reimbursement of County costs (including attorney's fees) associated with the creation of the Zone or the review, negotiation, approval, or implementation of the Agreement;
- (h) should a variance from these Guidelines be requested, the submission and description of all facts and documents considered necessary or advisable by Applicant to support the variance request.

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4.5 Commissioners Court Action -- Using its lawful authority, discretion, and best business judgment, and in compliance with the applicable requirements of the law, an Application may be granted in full, denied in full, granted in part, or denied in part by the Commissioners Court to the extent deemed appropriate to serve the public interest.

4.6 Procedure -- The creation of an enterprise zone and approval of any related tax abatement agreement shall be governed by the applicable provisions of these Guidelines and Chapters 2303, 312, 381, and 551. Regarding a tax abatement reinvestment zone and approval of any related tax abatement agreement, the following procedures shall apply:

(a) Should Applicant request to locate the Project in an area of Duval County not then designated as an existing tax abatement reinvestment zone, the Commissioners Court may proceed to consider Applicant's tax abatement reinvestment zone request and shall set the matter for a public hearing as required by law. If the tax abatement reinvestment zone is approved and created by the Commissioners Court, a tax abatement agreement request submitted by Applicant may be considered for approval by the Court pursuant to these Guidelines and the notice and other requirements of Chapters 312 and 551.

(b) Should Applicant request to locate the Project in an area of Duval County designated as an existing, active tax abatement reinvestment zone, the Commissioners Court may proceed to consider for approval a tax abatement agreement request submitted by Applicant pursuant to these Guidelines and the notice and other requirements of Chapters 312 and 551.

4.7 Variance -- A variance request shall be made in writing by the Applicant and submitted with the Application. The total duration of an abatement period, however, shall not exceed 10 years as required by law. A variance from the application of these Guidelines only may be granted by a recorded public vote of the Commissioners Court conducted in an authorized public meeting in compliance with Chapter 551.

4.8 Public Notice -- The County shall give all public notice required by law regarding the proposed creation of a requested Zone or Agreement.

V. Tax Abatement Agreement

5.1. Once a tax abatement agreement is approved by the Commissioners Court in the manner required by law, the Agreement shall be executed by the County Judge on behalf of the County and its Commissioners Court, with the actual Applicant owner and lessee of the property made the subject of the Agreement.

5.2. The Agreement shall include, at minimum, provisions describing:

(a) the total value to be abated, base year value, and percent or degree of value to be abated each year;

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- (b) the proposed use of the property for the Project, nature of construction, a time schedule for undertaking and completing the planned improvements, sufficient mapping and property description, and list of facilities and improvements;
- (c) the term of Agreement, abatement period, deferral period (if any), termination, contractual obligations and remedies of the parties (financial or otherwise) in the event of default, recapture of delinquent taxes as allowed by law, payment of any monetary amount to the County under the Agreement (including reimbursement of County expenses, including attorney's fees), rules for assignment, and the administration of the Agreement;
- (d) access to and inspection of Project lands, property, improvements, and facilities, and the financial and operational records of Applicant pertaining to the Project, by the County and the District to ensure compliance with the Agreement and controlling authority;
- (e) the kind, number, and location of all proposed project improvements and facilities;
- (f) the limitation of the uses of the Project property consistent with the general purpose of encouraging redevelopment of the Zone during the period that property tax exemptions are in effect;
- (g) a description of each term agreed by the parties to the Agreement;
- (h) maps showing: (1) existing uses and conditions of real property in the Zone; and (2) proposed improvements and uses in the Zone;
- (i) provisions describing an Agreement default, including: (1) when required jobs are not created; (2) when required taxable value of eligible tax roll property is not created; or (3) when any performance criteria required by the Agreement are not created, established, met, or delivered.
- (j) provisions describing County remedies in the event of an Agreement default, including: (1) the right to recapture lost property tax revenue; (2) the right to recover all monetary amounts due the County; (3) the right to recover costs (including attorney's fees, expert expenses, or other litigation or enforcement costs), and interest; and (4) all other remedies allowed by law or equity.
- (k) provisions describing mandatory venue for any suit regarding the Agreement in: (1) a court of competent jurisdiction located in Duval County, Texas; or (2) the appropriate United States District Court designated for said county;

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(l) compliance with other authority not previously mentioned in these Guidelines, including when applicable Chapters 2252, 2264, and 2270 of the Texas Government Code;

(m) a description of any authorized monetary amounts, property, or services to be paid and/or or delivered to the County under the Agreement, including: taxes; payment in lieu of taxes; deferral year payments; economic development grants or donations, including road and bridge construction, use, and maintenance obligations; and reimbursement of County costs (including attorney's fees) associated with the creation of the Zone or the review, negotiation, approval, or implementation of the Agreement; and

(n) all matters required by Chapter 312 for inclusion in a county tax abatement agreement.

VI. Administration

6.1 The District's Chief Appraiser annually shall determine an assessment of the real and personal property comprising a Zone. Each year the tax payer receiving a tax abatement shall furnish the Appraiser with such information as may be necessary for the abatement. Once value has been established, the Chief Appraiser shall notify the Commissioners Court of the amount of the assessment.

6.2 Upon completion of Project construction, a designated representative of the County and the District shall annually evaluate each Project and facility receiving a County tax abatement to verify compliance with the Agreement. A formal report shall be made annually to the Commissioners Court by said designated representative regarding the evaluation.

6.3 All proprietary information acquired by the County or the District for purposes of monitoring compliance with the terms and conditions of a County tax abatement agreement shall be considered confidential unless otherwise required by law.

VII. Assignment

7.1 A County tax abatement agreement may be assigned by the holder to a new owner or lessee of the same facility only upon the express written consent and approval of the County, subject to the: (a) exercise of the lawful authority, sole discretion, and best business judgment of the Commissioners Court; (b) financial capacity of the proposed assignee; and (c) interests of the public.

7.2 Any permitted assignment shall provide that the assignee shall irrevocably and unconditionally assume all duties and obligations of the assignor upon the same terms and conditions provided in the tax abatement agreement.

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7.3 Any permitted assignment of a County tax abatement agreement shall be to an entity or individual that shall construct the same Project improvements or repairs to the Project, facilities, and property, except to the extent such improvements or repairs have been completed.

7.4 The assigned Agreement with the new owner or lessee shall not: (a) exceed the termination date of the previous Agreement; or (b) violate the provisions of Chapters 312, 381, or other applicable law. No such assignment shall be approved if the parties to the existing Agreement, or the proposed new owner or lessee, are liable to any affected governmental entity or Affected Jurisdiction for outstanding taxes or other monetary obligations.

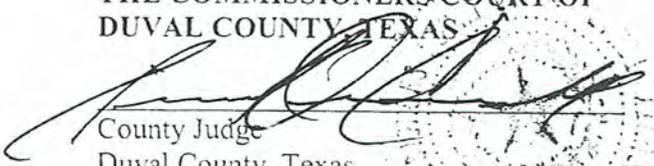
VIII. Term of Guidelines

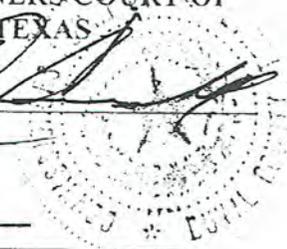
8.1 These Guidelines shall be effective and operable on the date of their Effective Date. They shall remain in force for two (2) years from their Effective Date unless amended or revised by the Commissioners Court as allowed by law.

8.2 Should the Commissioners Court consider the amendment or revision of these Guidelines, all existing County tax abatement reinvestment zones and tax abatement agreements created pursuant to these Guidelines shall be reviewed to determine whether the County's public policy goals have been substantially achieved. Based on that review, these Guidelines may be modified, renewed, eliminated, or discontinued, as allowed by law, providing that such actions shall not affect existing contracts.

ORDERED, ADOPTED, AND APPROVED on the 16th day of April, 2018.

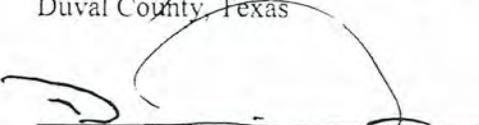
**THE COMMISSIONERS COURT OF
DUVAL COUNTY, TEXAS**

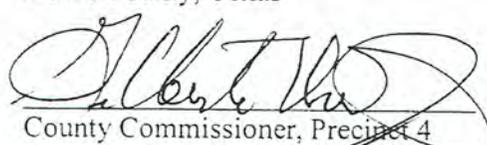

County Judge
Duval County, Texas




County Commissioner, Precinct 1
Duval County, Texas

County Commissioner, Precinct 2
Duval County, Texas


County Commissioner, Precinct 3
Duval County, Texas


County Commissioner, Precinct 4
Duval County, Texas

ATTEST:


County Clerk
Duval County, Texas

The seal of Duval County, Texas, is circular and features a central five-pointed star. The words "DUVAL COUNTY TEXAS" are inscribed around the perimeter of the seal.

FILED FOR RECORD
AT O'CLOCK M

APR 16 2018

ELODIA M. GARZA
CLERK COUNTY CLERK, DUVAL COUNTY, TEXAS
BY Rosandra A. Rojas DEPUTY

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Tab 17

Signature and Certification Page signed and dated by Authorized School District Representative and Authorized Company Representative (applicant).

Please see attached.

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

Iliana Gonzalez
Print Name (Authorized School District Representative)

Superintendent
Title

sign here

Iliana Gonzalez
Signature (Authorized School District Representative)

08.19.19
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

Georgios Pergamalis
Print Name (Authorized Company Representative (Applicant))

Executive Vice President
Title

sign here

Georgios Pergamalis
Signature (Authorized Company Representative (Applicant))

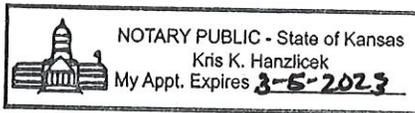
7-1-2019
Date

GIVEN under my hand and seal of office this, the

1st day of July, 2019

Kris K. Hanzlicek
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.