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December 3, 2019

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

RE: Amendment001 to the Columbia-Brazoria Independent School District from TX Gulf Solar I LLC

To the Local Government Assistance & Economic Analysis Division:

Enclosed. Please find Amendment001 to the Columbia-Brazoria ISD from TX Gulf Solar I LLC. The following changes have been made:

1. Section 8, Q7: you checked Yes. Tab 5 – List other locations not in Texas for this proposed project. You only listed ongoing projects in other states. Maybe reword. **Language has been added to reflect other states**
2. Tab 4, 7 and 8 (and all other tabs): We no longer accept the phrase “but is not limited to” and “associated equipment” to describe qualified property. You may list all the equipment at this time, amend the application in the future, if necessary, to add equipment not already included in the application or replace the phrase with “eligible ancillary and necessary equipment.” **This has been updated**
3. Tab 4, 7 and 8: Please remove wording “Equipment/storage shed” or explain equipment and storage shed. **It has been changed to “storage shed”**
4. Tab 5: Fourth paragraph, 1st sentence: “build the proposed for TX Solar Gulf 1, LLC” – please correct company name. **This has been updated**
5. Maps: Why does the title say “Second Division Solar?” I don’t find that name mentioned anywhere else in the application. **This has been updated to TX Gulf Solar LLC**

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

Sincerely,



Kevin O'Hanlon
School District Consultant

Cc: Brazoria County Appraisal District
TX Gulf Solar I LLC

Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-296-A

SECTION 14: Wage and Employment Information

1. What is the estimated number of permanent jobs (more than 1,600 hours a year), with the applicant or a contractor of the applicant, on the proposed qualified property during the last complete quarter before the application review start date (date your application is finally determined to be complete)? _____
2. What is the last complete calendar quarter before application review start date:
☐ First Quarter ☐ Second Quarter ☐ Third Quarter ☐ Fourth Quarter of _____
(year)
3. What were the number of permanent jobs (more than 1,600 hours a year) this applicant had in Texas during the most recent quarter reported to the Texas Workforce Commission (TWC)? _____
Note: For job definitions see TAC §9.1051 and Tax Code §313.021(3).
4. What is the number of new qualifying jobs you are committing to create? _____
5. What is the number of new non-qualifying jobs you are estimating you will create? _____
6. Do you intend to request that the governing body waive the minimum new qualifying job creation requirement, as provided under Tax Code §313.025(f-1)? ☐ Yes ☐ No
 - 6a. If yes, attach evidence in **Tab 12** documenting that the new qualifying job creation requirement above exceeds the number of employees necessary for the operation, according to industry standards.
7. Attach in **Tab 13** the four most recent quarters of data for each wage calculation below, including documentation from the TWC website. The final actual statutory minimum annual wage requirement for the applicant for each qualifying job — which may differ slightly from this estimate — will be based on information from the four quarterly periods for which data were available at the time of the application review start date (date of a completed application). See TAC §9.1051(21) and (22).
 - a. Average weekly wage for all jobs (all industries) in the county is _____
 - b. 110% of the average weekly wage for manufacturing jobs in the county is _____
 - c. 110% of the average weekly wage for manufacturing jobs in the region is _____
8. Which Tax Code section are you using to estimate the qualifying job wage standard required for this project? ☐ §313.021(5)(A) or ☐ §313.021(5)(B)
9. What is the minimum required annual wage for each qualifying job based on the qualified property? _____
10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? _____
11. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? ☐ Yes ☐ No
12. Do you intend to satisfy the minimum qualifying job requirement through a determination of cumulative economic benefits to the state as provided by §313.021(3)(F)? ☐ Yes ☐ No
 - 12a. If yes, attach in **Tab 12** supporting documentation from the TWC, pursuant to §313.021(3)(F).
13. Do you intend to rely on the project being part of a single unified project, as allowed in §313.024(d-2), in meeting the qualifying job requirements? ☐ Yes ☐ No
 - 13a. If yes, attach in **Tab 6** supporting documentation including a list of qualifying jobs in the other school district(s).

SECTION 15: Economic Impact

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

TX Gulf Solar 1 LLC

Chapter 313 Application to Columbia-Brazoria ISD

Cummings Westlake, LLC

TAB 5*Documentation to assist in determining if limitation is a determining factor.*

Pattern Energy Group 2 LP (Pattern Development) is a leading U.S.-based independent renewable energy developer with nearly 8,900MW of generating capacity pipeline across United States, Canada, Mexico, and Japan. Pattern Development's highly-experienced team has brought more than 5,500 MW of wind power to market, with 360 MW additional operational capacity being added in 2018

Pattern Development's affiliate company, Pattern Energy Group Inc. (PEG), (NASDAQ: PEGI and TSX: PEG) is an independent power company with 20 renewable energy facilities with an operating fleet capacity of +3,500 MW.

PEG produces all of its electricity from clean and renewable sources, including wind and solar. PEG has a strong commitment to delivering the highest value for its partners and the communities where we work while promoting environmental stewardship and corporate responsibility. PEG has a long-term commitment to both wind and solar with an outlook to significantly expand its fleet of clean energy generating capacity.

Pattern Development is keen to develop and build the proposed for TX Gulf Solar 1 LLC's solar farm project (the "Project") as per this application, but since this Project is still in the early stages of development, further investment could be, if necessary, redeployed to other counties and states competing for similar solar projects. Currently the investment in Texas is being evaluated against projects in Ohio and Pennsylvania. Pattern Development is active in states throughout the central and southwest, where each project individually competes for a finite pool of capital investment. State and local tax incentives contribute to the lowering of the cost of power sold to its customers and making its investment more viable and marketable. Pattern Development has over 50 wind and solar sites in development throughout the country and is continually comparing investment opportunities, rate of return, and market viability of each project based upon project financial metrics. For example, Pattern Development currently has ongoing project developments in many states, including but not limited to, New Mexico, Illinois, Ohio, Montana, Texas, Colorado, Georgia, California, Arizona, Pennsylvania and South Dakota.

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Cummings Westlake, LLC

Due to the extremely competitive power market in ERCOT most if not all PPA's economic model assumptions are based on the Project securing this Chapter 313 appraised value limitation and other local tax incentives. The property tax liabilities of a project without tax incentives in Texas lowers the return to investors and financiers to an unacceptable level at today's contracted power rates under a PPA. A signed PPA in the Texas market is at a much lower rate than other states because of competitively low electricity prices. Both parties of the PPA have an escape clause if the terms of the PPA cannot be met. Without the tax incentives in Texas, a project with a PPA becomes non-financeable. Therefore, this appraised value limitation is critical to the ability of the proposed Project to move forward as currently sited.

Applicant has not entered into any agreements, contracts, or letters of intent related to the proposed project except that Applicant has entered into an option to lease the proposed project site from the current landowner.

Applicant submitted an application to ERCOT for the project and received a GINR number of 20INR0248 and was received in February of 2019.

TX Gulf Solar 1 LLC

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TAB 4

Detailed Description of the Project

Provide 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.

Pattern Energy Group 2 LP is requesting an appraised value limitation from Columbia-Brazoria Independent School District (ISD) for TX Solar Gulf 1 LLC's solar project (the "Project") a proposed solar powered electric generating facility in Brazoria County. The proposed Columbia-Brazoria ISD Project (this application) will be constructed within a Brazoria County Solar Reinvestment Zone that will be established by Brazoria County Commissioners Court in September 2019. A map showing the location of the project is included in TAB 11.

The proposed Project is anticipated to have a total capacity of 100 MWac located in Brazoria County. Solar equipment selection is ongoing at this time and has not been finalized. The exact number of solar panels will vary depending upon the panels and inverters selected, manufacturer's availability and prices, ongoing engineering design optimization, and the final megawatt generating capacity of the Project when completed. While exact equipment suppliers have not yet been chosen, the project will utilize top tier suppliers with proven track records and quality standards. The proposed project intends to include the following types of equipment, as is standard with utility scale solar projects:

- Solar modules/panels;
- Racking, mounting, and tracking structures;
- Inverters;
- Combiner boxes;
- Meteorological equipment;
- Supervisory Control and Data Acquisition (SCADA) System
- Transformers;
- Piles and/or foundations;
- Storage shed and/or possibly an O&M building;
- Roadways, paving and fencing;
- Collection system;
- Electrical substations and switchyards;
- Generation transmission tie line and associated towers, and interconnection facilities.
- and all eligible ancillary and necessary equipment

TX Gulf Solar 1 LLC

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TAB 7**Description of Qualified Investment**

TX Gulf Solar 1 LLC plans to construct a 100 MW solar farm in Brazoria County.

This application covers all qualified property within Columbia-Brazoria ISD necessary for the commercial operations of the proposed solar farm described in Tab 4. All panels will be located in Columbia-Brazoria ISD. Panel placement is subject to change but for purposes of this application, the Project anticipates using 343,000 modules and 115 inverters.

This application covers all qualified investment and qualified property necessary for the commercial operations of the solar farm.

Qualified Investment and qualified property include collection systems, transmission lines, electrical interconnections, roads, control systems necessary for commercial generation of electricity, solar modules/panels, foundations, racking and mounting structures, inverters boxes, combiner boxes, meteorological equipment, roadways, storage shed, paving, fencing, electrical substations, generation transmission tie line and associated towers, and interconnection facilities and control systems necessary for commercial generation of electricity, and all eligible ancillary and necessary equipment.

TX Gulf Solar 1 LLC

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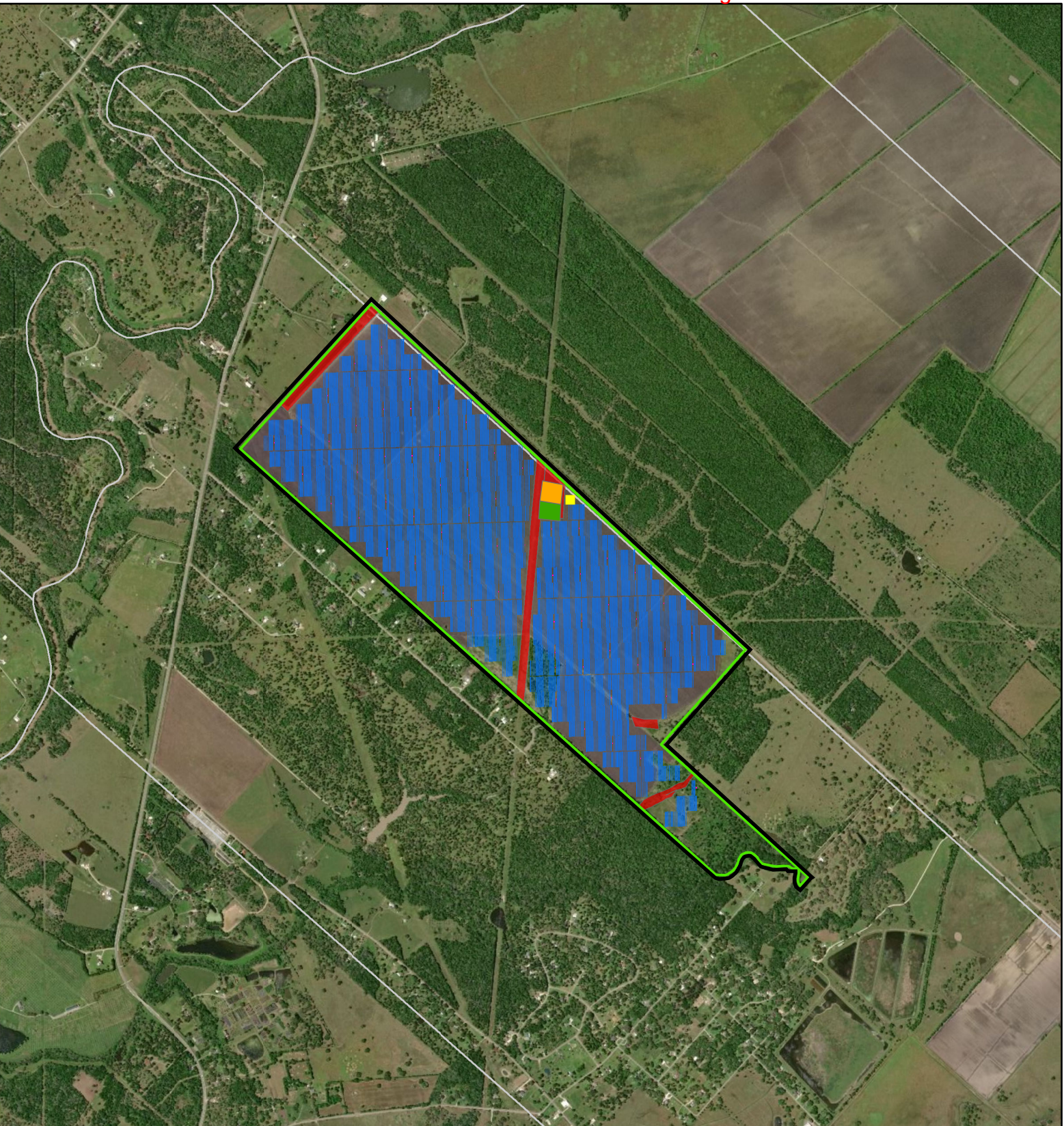
TAB 8*Description of Qualified Property*

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TX Gulf Solar 1 LLC

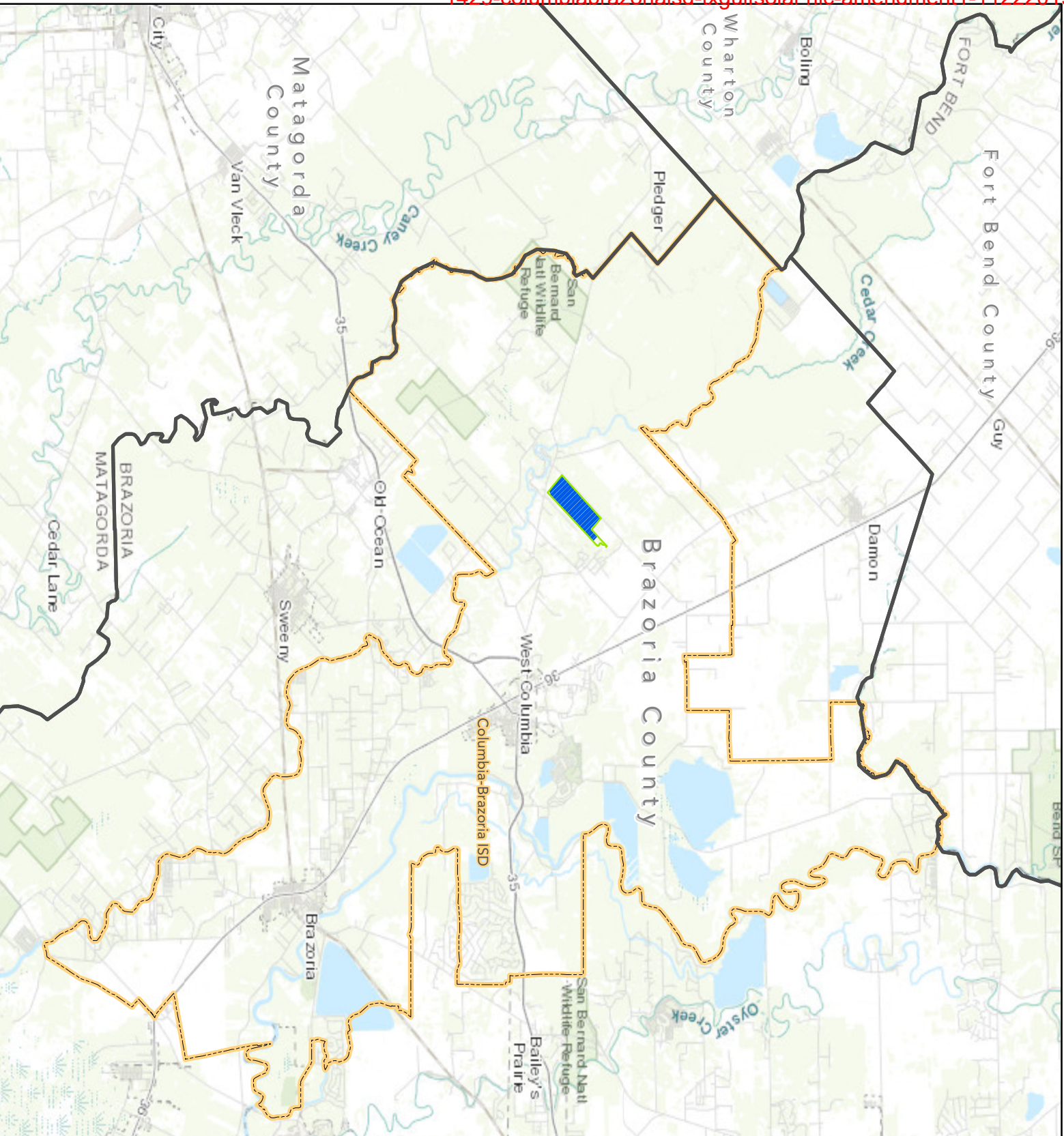
BRAZORIA COUNTY,
TEXAS

PROJECT LAYOUT

HORAK,
DUSTIN T., RODNEY J., & KEVIN J.
APPROX. 700 ACRES



Date: 8/27/2019

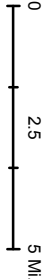


TX Gulf Solar 1 LLC

BRAZORIA COUNTY,
TEXAS

VICINITY MAP

-  PROJECT AREA & REINVESTMENT ZONE
-  COUNTY BOUNDARY
-  SCHOOL DISTRICT BOUNDARY



Date: 8/27/2019

Quarterly Employment and Wages (QCEW)

Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2019	02	Brazoria	Total All	10	Total, All Industries	1,098
2018	03	Brazoria	Total All	10	Total, All Industries	1,100
2018	04	Brazoria	Total All	10	Total, All Industries	1,147
2019	01	Brazoria	Total All	10	Total, All Industries	1,210

Quarterly Employment and Wages (QCEW)

Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2019	02	Brazoria	Private	31-33	Manufacturing	2,046
2018	03	Brazoria	Private	31-33	Manufacturing	2,077
2018	04	Brazoria	Private	31-33	Manufacturing	2,114
2019	01	Brazoria	Private	31-33	Manufacturing	2,666

TX GULF SOLAR 1 LLC
TAB 13 TO CHAPTER 313 APPLICATION

BRAZORIA COUNTY
CHAPTER 313 WAGE CALCULATION - ALL JOBS - ALL INDUSTRIES

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
FIRST	2019	\$ 1,210	\$ 62,920
SECOND	2019	\$ 1,098	\$ 57,096
THIRD	2018	\$ 1,100	\$ 57,200
FOURTH	2018	\$ 1,147	\$ 59,644
AVERAGE		\$ 1,138.75	\$ 59,215

BRAZORIA COUNTY
CHAPTER 313 WAGE CALCULATION - MANUFACTURING JOBS

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
FIRST	2019	\$ 2,666	\$ 138,632
SECOND	2019	\$ 2,046	\$ 106,392
THIRD	2018	\$ 2,077	\$ 108,004
FOURTH	2018	\$ 2,114	\$ 109,928
AVERAGE		\$ 2,226	\$ 115,739
X		110%	110%
		\$ 2,448.33	\$ 127,312.90

CHAPTER 313 WAGE CALCULATION - REGIONAL WAGE RATE

	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
HOUSTON-GALVESTON	2018	\$ 1,191	\$ 61,909
X		110%	110%
		\$ 1,309.61	\$ 68,100

* SEE ATTACHED TWC DOCUMENTATION

SECTION 16: Authorized Signatures and Applicant Certification

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

1. Authorized School District Representative Signature

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

print
here

Steven Galloway

Print Name (Authorized School District Representative)

Superintendent

Title

sign
here
Signature (Authorized School District Representative)

Date

12/2/19

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

Dyann Blaine

Print Name (Authorized Company Representative (Applicant))

Authorized Signatory

Title

sign
here
Signature (Authorized Company Representative (Applicant))

Date

11/25/2019

GIVEN under my hand and seal of office this, the

day of

See Attached

Notary Public in and for the State of Texas

(Notary Seal)

My Commission expires:

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.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco)

On November 26, 2019 before me, Yea Rin Kim, Notary Public
(insert name and title of the officer)

personally appeared Dyann Blaine,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

