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October 11, 2019

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

RE: Application to the Roma Independent School District from Starr Solar Ranch LLC

To the Local Government Assistance & Economic Analysis Division:

By copy of this letter transmitting the application for review to the Comptroller's Office, the Roma Independent School District is notifying Starr Solar Ranch LLC of its intent to consider the application for appraised value limitation on qualified property should a positive certificate be issued by the Comptroller. Please prepare the Economic Impact Report.

The Applicant submitted the Application to the school district on September 26, 2019. The Board voted to accept the application on September 26, 2019. The application has been determined complete as of October 11, 2019. The Applicant has provided the schedules in both electronic format and paper copies. The electronic copy is identical to the hard copy that will be hand delivered.

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

Sincerely,



Kevin O'Hanlon
School District Consultant

Cc: Starr County Appraisal District
Starr Solar Ranch LLC

APPLICATION TAB ORDER FOR REQUESTED ATTACHMENTS

TAB	ATTACHMENT
1	Pages 1 through 11 of Application
2	Proof of Payment of Application Fee
3	Documentation of Combined Group membership under Texas Tax Code 171.0001(7), history of tax default, delinquencies and/or material litigation <i>(if applicable)</i>
4	Detailed description of the project
5	Documentation to assist in determining if limitation is a determining factor
6	Description of how project is located in more than one district, including list of percentage in each district and, if determined to be a single unified project, documentation from the Office of the Governor <i>(if applicable)</i>
7	Description of Qualified Investment
8	Description of Qualified Property
9	Description of Land
10	Description of all property not eligible to become qualified property <i>(if applicable)</i>
11	<p>Maps that clearly show:</p> <ul style="list-style-type: none"> 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 <p>Note: Electronic maps should be high resolution files. Include map legends/markers.</p>
12	Request for Waiver of Job Creation Requirement and supporting information <i>(if applicable)</i>
13	Calculation of three possible wage requirements with TWC documentation
14	Schedules A1, A2, B, C and D completed and signed Economic Impact <i>(if applicable)</i>
15	Economic Impact Analysis, other payments made in the state or other economic information <i>(if applicable)</i>
16	<p>Description of Reinvestment or Enterprise Zone, including:</p> <ul style="list-style-type: none"> a) evidence that the area qualifies as a 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* <p>* To be submitted with application or before date of final application approval by school board</p>
17	Signature and Certification page, signed and dated by Authorized School District Representative and Authorized Company Representative <i>(applicant)</i>



Starr Solar Ranch, LLC
Chapter 313 Application to Roma ISD

CHECKLIST ITEM #1

Application

See 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

9/26/19

Date Application Received by District

Carlos

First Name

Superintendent

Title

Roma Independent School District

School District Name

608 North Garcia Street

Street Address

P.O. Box 187

Mailing Address

Roma

City

956-849-1377

Phone Number

Mobile Number (optional)

Guzman

Last Name

Texas

State

956-849-3118

Fax Number

Texas

State

956-849-3118

Fax Number

cguzman@romaisd.com

Email Address

78584

ZIP

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)

Mali Hanley
First Name Last Name
Consultant
Title
O'Hanlon, Demerath & Castillo
Firm Name
512-494-9949 512-494-9919
Phone Number Fax Number
mhanley@808west.com
Email Address

4. On what date did the district determine this application complete? ... October 11, 2019
5. Has the district determined that the electronic copy and hard copy are identical? ... [X] Yes [] No

SECTION 2: Applicant Information

1. Authorized Company Representative (Applicant)

Raina Hornaday
First Name Last Name
General Manager Caprock Renewables
Title Organization
Street Address
1005 W 41st St
Mailing Address
Austin Texas 78756
City State ZIP
512-971-8825
Phone Number
Business Email Address
raina@caprockrenewables.com

2. Will a company official other than the authorized company representative be responsible for responding to future information requests? ... [] Yes [X] No
2a. If yes, please fill out contact information for that person.

First Name Last Name
Title Organization
Street Address
Mailing Address
City State ZIP
Phone Number Fax Number
Mobile Number (optional) Business Email Address

3. Does the applicant authorize the consultant to provide and obtain information related to this application? ... [X] Yes [] No

SECTION 2: Applicant Information (continued)

4. Authorized Company Consultant (If Applicable)

Evan _____ Horn _____
 First Name Last Name
 Manager _____
 Title _____
 Ernst & Young LLP _____
 Firm Name _____
 512-426-8958 _____
 Phone Number Fax Number
 Evan.Horn@EY.com _____
 Business Email Address

SECTION 3: Fees and Payments

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

SECTION 4: Business Applicant Information

1. What is the legal name of the applicant under which this application is made? Starr Solar Ranch LLC
2. List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) 32067903784
3. List the NAICS code 221114
4. Is the applicant a party to any other pending or active Chapter 313 agreements? Yes No
 4a. If yes, please list application number, name of school district and year of agreement

SECTION 5: Applicant Business Structure

1. Identify Business Organization of Applicant (corporation, limited liability corporation, etc) Limited Liability Company
2. Is applicant a combined group, or comprised of members of a combined group, as defined by Tax Code §171.0001(7)? Yes 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? Yes No
4. Are all applicant members of the combined group current on all tax payments due to the State of Texas? Yes No 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**)

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 March 1, 2020
- 2. Commencement of construction Q2 2020
- 3. Beginning of qualifying time period March 1, 2020
- 4. First year of limitation 2022
- 5. Begin hiring new employees Q3 2021
- 6. Commencement of commercial operations Q3 2021
- 7. Do you propose to construct a new building or to erect or affix a new improvement after your application review start date (date your application is finally determined to be complete)? 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? Q3 2021

SECTION 10: The Property

- 1. Identify county or counties in which the proposed project will be located Starr County
- 2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property Starr 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: <u>Starr County, .7684</u> <small>(Name, tax rate and percent of project)</small>	City: _____ <small>(Name, tax rate and percent of project)</small>
Hospital District: <u>SCMH,.268163</u> <small>(Name, tax rate and percent of project)</small>	Water District: _____ <small>(Name, tax rate and percent of project)</small>
Other (describe): <u>South Texas College, .178</u> <small>(Name, tax rate and percent of project)</small>	Other (describe): <u>Drainage District, .01</u> <small>(Name, tax rate and percent of project)</small>
- 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? 20,000,000.00
- 2. What is the amount of appraised value limitation for which you are applying? 25,000,000.00
- 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)? [] Yes [x] No
2a. If yes, attach complete documentation including:
a. legal description of the land (Tab 9);
b. each existing appraisal parcel number of the land on which the new improvements will be constructed, regardless of whether or not all of the land described in the current parcel will become qualified property (Tab 9);
c. owner (Tab 9);
d. the current taxable value of the land. Attach estimate if land is part of larger parcel (Tab 9); and
e. a detailed map showing the location of the land with vicinity map (Tab 11).
3. Is the land on which you propose new construction or new improvements currently located in an area designated as a reinvestment zone under Tax Code Chapter 311 or 312 or as an enterprise zone under Government Code Chapter 2303? [x] Yes [] No
3a. If yes, attach the applicable supporting documentation:
a. evidence that the area qualifies as a enterprise zone as defined by the Governor's Office (Tab 16);
b. legal description of reinvestment zone (Tab 16);
c. order, resolution or ordinance establishing the reinvestment zone (Tab 16);
d. guidelines and criteria for creating the zone (Tab 16); and
e. a map of the reinvestment zone or enterprise zone boundaries with vicinity map (Tab 11)
3b. If no, submit detailed description of proposed reinvestment zone or enterprise zone with a map indicating the boundaries of the zone on which you propose new construction or new improvements to the Comptroller's office within 30 days of the application date. What is the anticipated date on which you will submit final proof of a reinvestment zone or enterprise zone? _____

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 584.00
 - b. 110% of the average weekly wage for manufacturing jobs in the county is 449.00
 - c. 110% of the average weekly wage for manufacturing jobs in the region is 785.00

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? 23,348.00

10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 23,348.00

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

12. Do you intend to satisfy the minimum qualifying job requirement through a determination of cumulative economic benefits to the state as provided by §313.021(3)(F)? Yes No
 - 12a. If yes, attach in **Tab 12** supporting documentation from the TWC, pursuant to §313.021(3)(F).

13. Do you intend to rely on the project being part of a single unified project, as allowed in §313.024(d-2), in meeting the qualifying job requirements? Yes No
 - 13a. If yes, attach in **Tab 6** supporting documentation including a list of qualifying jobs in the other school district(s).

SECTION 15: Economic Impact

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



Starr Solar Ranch, LLC
Chapter 313 Application to Roma ISD

CHECKLIST ITEM #2

Proof of Payment of Application Fee

Proof of payment attached.

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)*



Starr Solar Ranch, LLC
Chapter 313 Application to Roma ISD

CHECKLIST ITEM #3

Documentation from Texas Comptroller's Franchise Tax Division to demonstrate Combined Group membership

N/A



Starr Solar Ranch, LLC
Chapter 313 Application to Roma ISD

CHECKLIST ITEM #4

Detailed Description of Project

Starr Solar Ranch, LLC (Starr Solar) is developing a utility scale single axis tracker photovoltaic facility designed to use solar power to generate electricity. The Project will be capable of generating approximately 147.7 MWac and will cover a surface lease of approximately 1,400 acres. The exact capacity and specific technology will be determined during the design process, and so the exact location of the improvements cannot be specified at this time. Presently, plans are to install the entire project on the property within the “Starr Solar Ranch Reinvestment Zone No. One” in Starr County, Texas. In addition, the entire project is planned to be installed in Roma ISD.

If granted an Appraised Value Limitation pursuant to Texas Tax Code 313, Starr Solar expects to issue a full notice to proceed for construction in Q2 of 2020 and expects to complete construction in Q3 2021.

The investment may include the following: solar modules/panels, metal mounting system with tracking capabilities, underground conduit, communications cables and electric system wiring, combiner boxes, a project substation including breakers, a transformer and meters, overhead transmission lines, inverter boxes, an operations and maintenance facility, fencing for safety and security, telephone and internet communication system, meteorological equipment to measure solar irradiation and weather conditions, and any other equipment necessary to safely operate, maintain, and transmit power to the ERCOT electrical grid.



Starr Solar Ranch, LLC
Chapter 313 Application to Roma ISD

CHECKLIST ITEM #5

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

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

The Applicant for this Project has entered into a number of contracts related to the Project, including long-term lease option agreements with area landowners, contracts with environmental consultants to assess the suitability of the site, and a request for studies leading to an interconnection agreement with the transmission provider. The Project was selected as a candidate for development based on the favorable solar data, nearby access to the electric grid, and favorable tax incentives under Texas Tax Code chapters 312 and 313. Obtaining a value limitation agreement is critical to the economic and competitive viability of this Project.

None of the current Project agreements firmly commit the Applicant to the development of the Project. A number of variables remain undetermined at this stage, including the approval of this application. The Applicant could still elect to devote resources to other projects that it has in development. Without the available tax incentives, the economics of the Project become far less attractive and the likelihood of selling the electricity at a competitive price will decrease.

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

The Applicant is an international solar developer with the ability to locate projects of this type and other types of projects in other states within the United States and locations around the world. The Applicant is actively assessing and developing other projects that are competing for limited investment funds. The appraised value limitation is critical to the ability of the Project to move forward as currently sited. Examples of the Applicant's other project locations that are competing with the Project for funding include:

- Cotton County, OK
- Luna County, NM
- Burke County, GA
- Da Nang, Vietnam



Starr Solar Ranch, LLC
Chapter 313 Application to Roma ISD

CHECKLIST ITEM #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).

N/A



Starr Solar Ranch, LLC
Chapter 313 Application to Roma ISD

CHECKLIST ITEM #7

Description of Qualified Investment

The Applicant anticipates constructing a solar photovoltaic electric generating facility with an operating capacity of approximately 147.7 MW. The exact capacity and specific technology components will be determined during the development and design process. The facility may include the following improvements:

- Solar modules/panels
- Metal mounting system with tracking capabilities
- Underground conduit, communications cables, and electric collection system wiring
- Combiner boxes
- A project substation including breakers, a transformer and meters
- Overhead transmission lines
- Inverter boxes on concrete pads
- Operations and maintenance facility
- Fencing for safety and security
- Telephone and internet communications system
- Meteorological equipment to measure solar irradiation and weather conditions

The Project site facilities are proposed for location in Starr County and Roma ISD, and the Applicant estimates that 100% will be located in Starr County and Roma ISD and will be considered qualified investment for this application.



Starr Solar Ranch, LLC
Chapter 313 Application to Roma ISD

CHECKLIST ITEM #8

Description of Qualified Property

The Applicant anticipates constructing a solar photovoltaic electric generating facility with an operating capacity of approximately 147.7 MW. The exact capacity and specific technology components will be determined during the development and design process. The facility may include the following improvements:

- Solar modules/panels
- Metal mounting system with tracking capabilities
- Underground conduit, communications cables, and electric collection system wiring
- Combiner boxes
- A project substation including breakers, a transformer and meters
- Overhead transmission lines
- Inverter boxes on concrete pads
- Operations and maintenance facility
- Fencing for safety and security
- Telephone and internet communications system
- Meteorological equipment to measure solar irradiation and weather conditions

The Project site facilities are proposed for location in Starr County and Roma ISD, and the Applicant estimates that 100% will be located in Starr County and Roma ISD and will be considered qualified property for this application.



Starr Solar Ranch, LLC
Chapter 313 Application to Roma ISD

CHECKLIST ITEM #9

Description of Land

Starr Solar Ranch, LLC will lease approximately 1,400+ acres of land with land owners in Starr County, Texas.



Starr Solar Ranch, LLC
Chapter 313 Application to Roma ISD

CHECKLIST ITEM #10

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

N/A

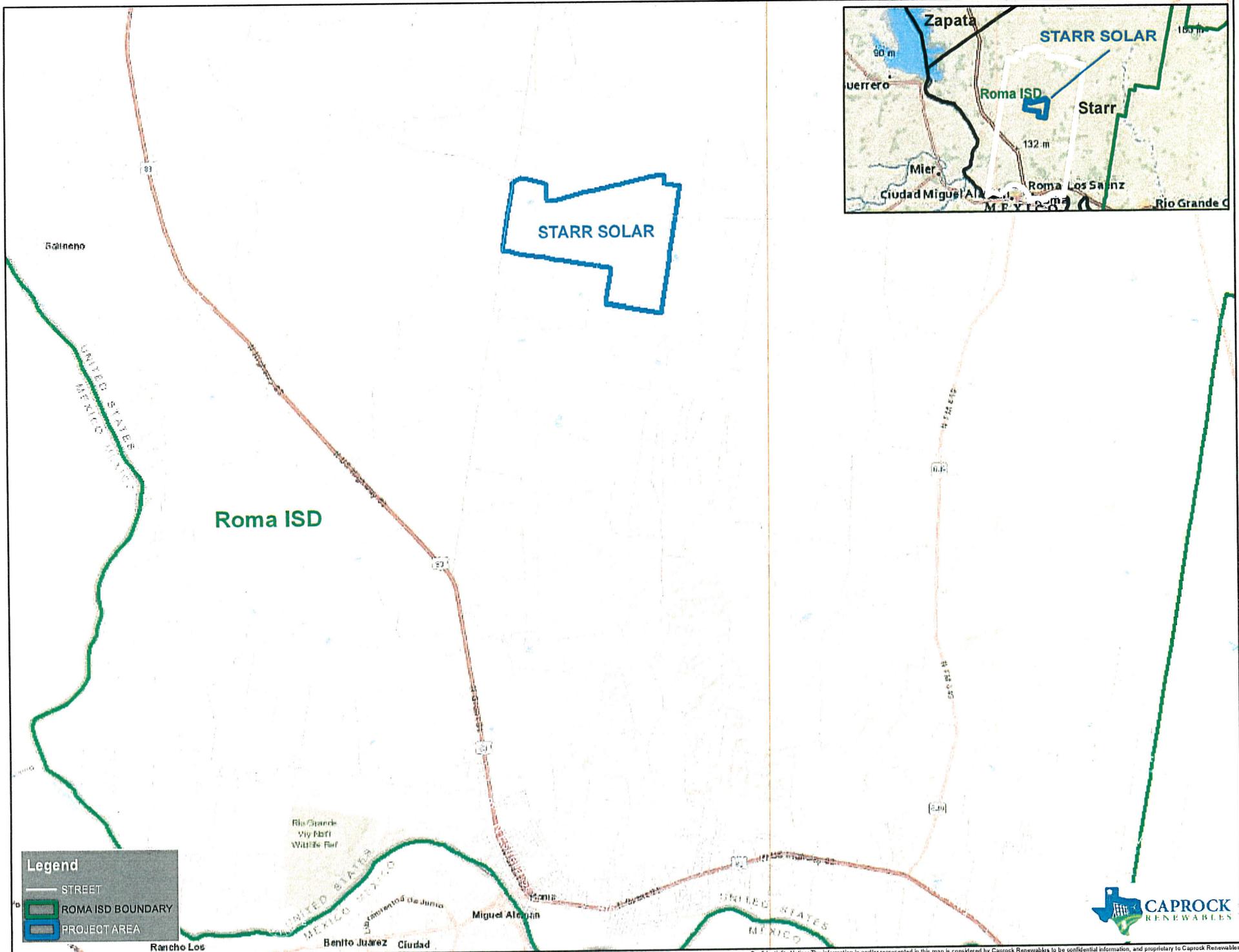


Starr Solar Ranch, LLC
Chapter 313 Application to Roma ISD

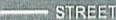
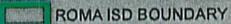
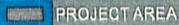
CHECKLIST ITEM #11

Maps

1. Project vicinity – Attached
2. 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 - Attached
3. Qualified property including location of new buildings or new improvements - Attached
4. Existing property – Attached
5. Land location within vicinity map - Attached
6. Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size – Attached



Legend

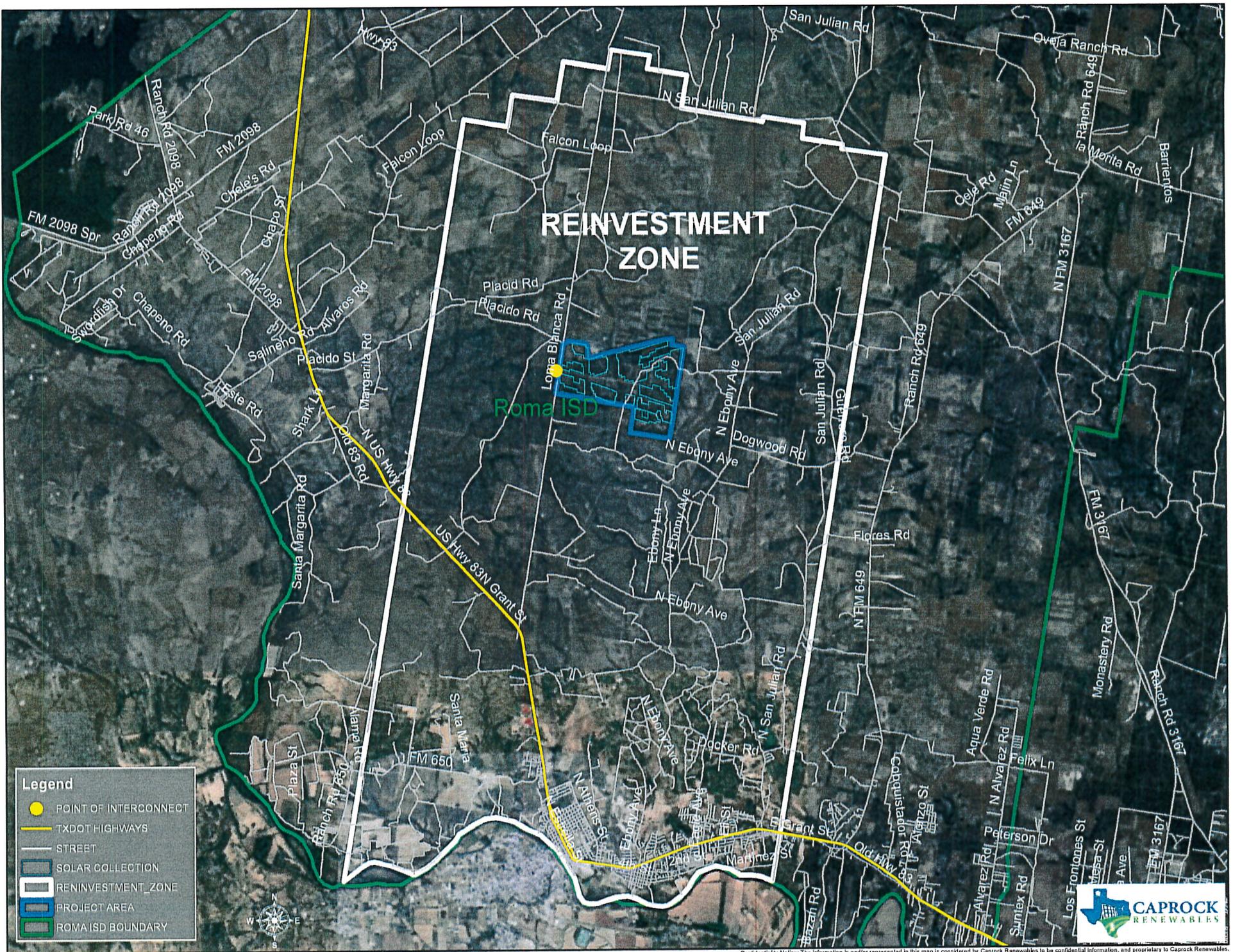
-  STREET
-  ROMA ISD BOUNDARY
-  PROJECT AREA



STARR SOLAR RANCH LLC



Confidentiality Notice: The information in and/or represented in this map is considered by Caprock Renewables to be confidential information, and proprietary to Caprock Renewables.
 Caprock Renewables
 1005 W 41st St, Suite 201, Austin, TX 78756
 512-643-1786



STARR SOLAR RANCH LLC



Confidentiality Notice: The information in and/or represented in this map is considered by Caprock Renewables to be confidential information, and proprietary to Caprock Renewables.
 Caprock Renewables
 1005 W 41st St, Suite 201, Austin, TX 78766
 512-643-1786



Starr Solar Ranch, LLC
Chapter 313 Application to Roma ISD

CHECKLIST ITEM #12

Request for Waiver of Job Creation Requirement and supporting information.

See attached.



September 26, 2019

Clarissa B. Alvarez
Roma Independent School District
608 North Garcia Street
P.O. Box 187
Roma, TX 78584

Re: Chapter 313 Job Waiver Request

Dear President Alvarez:

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

The governing body of a school district may waive the new jobs creation requirement in Section 313.021(2)(A)(iv)(b) or 313.051(b) and approve an application if the governing body makes a finding that the jobs creation requirement exceeds the industry standard for the number of employees reasonably necessary for the operation of the facility of the property that is described in this application. Solar energy projects create a large number of full-time jobs during the construction phase, but these jobs are temporary by nature. Once the project is in operation, a small crew of full-time employees will maintain and operate the facility. Based upon our experience in the solar industry, we expect that one (1) employee would be needed to operate a 147.70 MW facility, and we can commit to creating one (1) full-time position to fill those needs. The newly created position will be a qualifying job as described in Section 313.021(3) of the Texas Tax Code.

The applicant requests that the Roma ISD's Board of Trustees make such a finding and waive the job creation requirement. This waiver request is in line with the industry standards for the job requirements for a solar facility of this size, as evidenced by limitation agreement applications that have been filed by other solar developers, and by documentation related to the development and operation of solar generation facilities.

The project stands to provide significant benefits to the community with respect to increased tax base and the ongoing royalty payments it will make to local landowners.

Yours sincerely,

Raina Tillman Hornaday
General Manager
Starr Solar, LLC

raina@caprockrenewables.com
(512) 971-8825

Caprock Renewables
1005 W 41st Austin, TX 78756 www.caprockrenewables.com
T 512 643 1786



Starr Solar Ranch, LLC
Chapter 313 Application to Roma ISD

CHECKLIST ITEM #13

Calculation of three possible wage requirements with TWC documentation.

See attached.

TAB 13

Wage Requirement Calculation

1. Average Weekly Wages for All Jobs (All Industries) in STARR County, Q2 - Q4 2018, & Q1 2019

Category	Area	Period	Avg. Weekly Wage
All Industries	STARR County	Q2 2018	\$559
All Industries	STARR County	Q3 2018	\$578
All Industries	STARR County	Q4 2018	\$617
All Industries	STARR County	Q1 2019	\$580
		AVERAGE	\$584

Quarterly Census of Employment and Wages (QCEW) Report

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

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

Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2018	01	Starr	Total All	10	Total, All Industries	578
2018	02	Starr	Total All	10	Total, All Industries	559
2018	03	Starr	Total All	10	Total, All Industries	578
2018	04	Starr	Total All	10	Total, All Industries	617
2019	01	Starr	Total All	10	Total, All Industries	580

2. 110% of Average Weekly Wages for Manufacturing Jobs in STARR County, Q2 - Q4 2018, & Q1 2019

Category	Area	Period	Avg. Weekly Wage
Manufacturing	STARR County	Q2 2018	\$406
Manufacturing	STARR County	Q3 2018	\$425
Manufacturing	STARR County	Q4 2018	\$382
Manufacturing	STARR County	Q1 2019	\$421
		AVERAGE	\$409
		110% OF AVERAGE	\$449

Quarterly Census of Employment and Wages (QCEW) Report

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

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

Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2018	01	Starr	Private	31-33	Manufacturing	392
2018	02	Starr	Private	31-33	Manufacturing	406
2018	03	Starr	Private	31-33	Manufacturing	425
2018	04	Starr	Private	31-33	Manufacturing	382
2019	01	Starr	Private	31-33	Manufacturing	421

TAB 13

Wage Requirement Calculation

3. COG Region Wage Calculation

Year	Region	Annual Wage	Avg. Weekly Wage
2018	South Texas Development Council	\$ 37,088	\$713
		110% OF AVERAGE	\$785

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

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



Starr Solar Ranch, LLC
Chapter 313 Application to Roma ISD

CHECKLIST ITEM #14

Schedules A1, A2, B, C and D completed and signed Economic Impact.

See attached.

Date 9/19/2019
 Applicant Name Starr Solar Ranch, LLC
 ISD Name Roma ISD

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

Form 50-296A
 Revised May 2014

PROPERTY INVESTMENT AMOUNTS								
(Estimated investment in each year. Do not put in cumulative totals.)								
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Column A <small>New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property</small>	Column B <small>New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property</small>	Column C <small>Other new investment made during this year that will not become Qualified Property [SEE NOTE]</small>	Column D <small>Other new investment made during this year that may become Qualified Property [SEE NOTE]</small>	Column E <small>Total investment (Sum of Columns A+B+C+D)</small>
Investment made before filing complete application with district	Year preceding the first complete tax year of the qualifying time period (assuming no deferrals of qualifying time period)	2020	2020	Not eligible to become Qualified Property		\$0	[The only other investment made before filing complete application with district that may become Qualified Property is land.]	\$0
Investment made after filing complete application with district, but before final board approval of application				\$50,000	\$0	\$0	\$0	\$50,000
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period				\$29,898,476	\$0	\$0	\$0	\$29,898,476
Complete tax years of qualifying time period	QTP1	2021-2022	2021	\$53,598,879.55	\$0	\$0	\$0	\$53,598,880
	QTP2	2022-2023	2022	\$0	\$0	\$0	\$0	\$0
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				\$83,547,356	\$0	\$0	\$0	\$83,547,356
Enter amounts from TOTAL row above in Schedule A2								

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

Date 9/19/2019
 Applicant Name Starr Solar Ranch, LLC
 ISD Name Roma ISD

Form 50-296A
 Revised May 2014

PROPERTY INVESTMENT AMOUNTS								
(Estimated Investment in each year. Do not put in cumulative totals.)								
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) 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 not 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)
Total Investment from Schedule A1*	--	TOTALS FROM SCHEDULE A1		\$83,547,356	\$0	\$0	\$0	\$83,547,356
Each year prior to start of value limitation period** <small>insert as many rows as necessary</small>	0	2019-2020	2019	\$0	\$0	\$0	\$0	\$0
Each year prior to start of value limitation period** <small>insert as many rows as necessary</small>	Stub	2020-2021	2020	\$29,948,476	\$0	\$0	\$0	\$29,948,476
Each year prior to start of value limitation period** <small>insert as many rows as necessary</small>	QTP1	2021-2022	2021	\$53,598,880	\$0	\$0	\$0	\$53,598,880
Value Limitation Period	QTP2/LP1	2022-2023	2022	\$0	\$0	\$0	\$0	\$0
	2	2023-2024	2023	\$0	\$0	\$0	\$0	\$0
	3	2024-2025	2024	\$0	\$0	\$0	\$0	\$0
	4	2025-2026	2025	\$0	\$0	\$0	\$0	\$0
	5	2026-2027	2026	\$0	\$0	\$0	\$0	\$0
	6	2027-2028	2027	\$0	\$0	\$0	\$0	\$0
	7	2028-2029	2028	\$0	\$0	\$0	\$0	\$0
	8	2029-2030	2029	\$0	\$0	\$0	\$0	\$0
	9	2030-2031	2030	\$0	\$0	\$0	\$0	\$0
	10	2031-2032	2031	\$0	\$0	\$0	\$0	\$0
Total Investment made through limitation				\$83,547,356	\$0	\$0	\$0	\$83,547,356
Continue to maintain viable presence	11	2032-2033	2032			\$0		\$0
	12	2033-2034	2033			\$0		\$0
	13	2034-2035	2034			\$0		\$0
	14	2035-2036	2035			\$0		\$0
	15	2036-2037	2036			\$0		\$0
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2037-2038	2037			\$0		\$0
	17	2038-2039	2038			\$0		\$0
	18	2039-2040	2039			\$0		\$0
	19	2040-2041	2040			\$0		\$0
	20	2041-2042	2041			\$0		\$0
	21	2042-2043	2042			\$0		\$0
	22	2043-2044	2043			\$0		\$0
	23	2044-2045	2044			\$0		\$0
	24	2045-2046	2045			\$0		\$0
	25	2046-2047	2046			\$0		\$0

Schedule B: Estimated Market And Taxable Value (of Qualified Property Only)

Date **9/19/2019**
 Applicant Name **Starr Solar Ranch, LLC**
 ISD Name **Roma ISD**

Form **50-296A**
 Revised May 2014

	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Qualified Property			Estimated Taxable Value		
				Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions
Each year prior to start of value Limitation Period <i>insert as many rows as necessary</i>	0	2019-2020	2019	\$0	\$0	\$0	\$0	\$0	\$0
Each year prior to start of value Limitation Period <i>insert as many rows as necessary</i>	Stub	2020-2021	2020	\$0	\$0	\$0	\$0	\$0	\$0
Each year prior to start of value Limitation Period <i>insert as many rows as necessary</i>	QTP1	2021-2022	2021	\$0	\$0	\$29,898,476	\$29,898,476	\$29,898,476	\$29,898,476
Value Limitation Period	QTP2/LP1	2022-2023	2022	\$0	\$0	\$77,736,038	\$77,736,038	\$77,736,038	\$25,000,000
	2	2023-2024	2023	\$0	\$0	\$71,507,136	\$71,507,136	\$71,507,136	\$25,000,000
	3	2024-2025	2024	\$0	\$0	\$64,785,598	\$64,785,598	\$64,785,598	\$25,000,000
	4	2025-2026	2025	\$0	\$0	\$57,521,328	\$57,521,328	\$57,521,328	\$25,000,000
	5	2026-2027	2026	\$0	\$0	\$49,680,927	\$49,680,927	\$49,680,927	\$25,000,000
	6	2027-2028	2027	\$0	\$0	\$41,214,295	\$41,214,295	\$41,214,295	\$25,000,000
	7	2028-2029	2028	\$0	\$0	\$32,071,334	\$32,071,334	\$32,071,334	\$25,000,000
	8	2029-2030	2029	\$0	\$0	\$22,193,597	\$22,193,597	\$22,193,597	\$22,193,597
	9	2030-2031	2030	\$0	\$0	\$16,699,471	\$16,699,471	\$16,699,471	\$16,699,471
	10	2031-2032	2031	\$0	\$0	\$16,699,471	\$16,699,471	\$16,699,471	\$16,699,471
Continue to maintain viable presence	11	2032-2033	2032	\$0	\$0	\$16,699,471	\$16,699,471	\$16,699,471	\$16,699,471
	12	2033-2034	2033	\$0	\$0	\$16,699,471	\$16,699,471	\$16,699,471	\$16,699,471
	13	2034-2035	2034	\$0	\$0	\$16,699,471	\$16,699,471	\$16,699,471	\$16,699,471
	14	2035-2036	2035	\$0	\$0	\$16,699,471	\$16,699,471	\$16,699,471	\$16,699,471
	15	2036-2037	2036	\$0	\$0	\$16,699,471	\$16,699,471	\$16,699,471	\$16,699,471
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2037-2038	2037	\$0	\$0	\$16,699,471	\$16,699,471	\$16,699,471	\$16,699,471
	17	2038-2039	2038	\$0	\$0	\$16,699,471	\$16,699,471	\$16,699,471	\$16,699,471
	18	2039-2040	2039	\$0	\$0	\$16,699,471	\$16,699,471	\$16,699,471	\$16,699,471
	19	2040-2041	2040	\$0	\$0	\$16,699,471	\$16,699,471	\$16,699,471	\$16,699,471
	20	2041-2042	2041	\$0	\$0	\$16,699,471	\$16,699,471	\$16,699,471	\$16,699,471
	21	2042-2043	2042	\$0	\$0	\$16,699,471	\$16,699,471	\$16,699,471	\$16,699,471
	22	2043-2044	2043	\$0	\$0	\$16,699,471	\$16,699,471	\$16,699,471	\$16,699,471
	23	2044-2045	2044	\$0	\$0	\$16,699,471	\$16,699,471	\$16,699,471	\$16,699,471
	24	2045-2046	2045	\$0	\$0	\$16,699,471	\$16,699,471	\$16,699,471	\$16,699,471
	25	2046-2047	2046	\$0	\$0	\$16,699,471	\$16,699,471	\$16,699,471	\$16,699,471

Schedule C: Employment Information

Date **9/19/2019**
 Applicant Name **Starr Solar Ranch, LLC**
 ISD Name **Roma ISD**

Form **50-296A**
 Revised May 2014

				Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Number of Construction FTE's or man-hours (specify)	Average annual wage rates for construction workers	Number of non-qualifying jobs applicant estimates it will create (cumulative)	Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Average annual wage of new qualifying jobs
Each year prior to start of value Limitation Period <small>insert as many rows as necessary</small>	0	2019-2020	2019	0	\$0	0	0	n/a
Each year prior to start of value Limitation Period <small>insert as many rows as necessary</small>	Stub	2020-2021	2020	200 FTE avg; 300 FTE peak	\$50,000	0	0	n/a
Each year prior to start of value Limitation Period <small>insert as many rows as necessary</small>	QTP1	2021-2022	2021	200 FTE avg; 300 FTE peak	\$50,000	0	1	n/a
Value Limitation Period <small>The qualifying time period could overlap the value limitation period.</small>	QTP2/LP1	2022-2023	2022	0	n/a	0	1	\$23,367
	2	2023-2024	2023	0	n/a	0	1	\$23,367
	3	2024-2025	2024	0	n/a	0	1	\$23,367
	4	2025-2026	2025	0	n/a	0	1	\$23,367
	5	2026-2027	2026	0	n/a	0	1	\$23,367
	6	2027-2028	2027	0	n/a	0	1	\$23,367
	7	2028-2029	2028	0	n/a	0	1	\$23,367
	8	2029-2030	2029	0	n/a	0	1	\$23,367
	9	2030-2031	2030	0	n/a	0	1	\$23,367
	10	2031-2032	2031	0	n/a	0	1	\$23,367
Years Following Value Limitation Period	11 through 25	2031-2047	2031-2047	0	n/a	0	1	\$23,367

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

C1. Are the cumulative number of qualifying jobs listed in Column D less than the number of qualifying jobs required by statute? (25 qualifying jobs in Subchapter B districts, 10 qualifying jobs in Subchapter C districts)

C1a. Will the applicant request a job waiver as provided under 313.025(f-1)?

C1b. Will the applicant avail itself of the provision in 313.021(3)(f)?

<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 9/19/2019
 Applicant Name Starr Solar Ranch, LLC
 ISD Name Roma ISD

Form 50-296A
 Revised May 2014

State and Local Incentives for which the Applicant Intends to apply (Estimated)						
Incentive Description	Taxing Entity (as applicable)	Beginning Year of Benefit	Duration of Benefit	Annual Tax Levy without Incentive	Annual Incentive	Annual Net Tax Levy
Tax Code Chapter 311	County:					
	City:					
	Other:					
Tax Code Chapter 312	County: Starr County	2022	Ten years	\$405,704	\$63,204	\$342,500
	City: n/a					
	Other: Starr County Hospital District	2022	Ten years	\$191,619	\$91,619	\$100,000
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:						
				\$597,324	\$154,824	\$442,500

Additional information on incentives for this project:

1. Calculations above use estimated Taxable Value for 2022 and current tax rates.



Starr Solar Ranch, LLC
Chapter 313 Application to Roma ISD

CHECKLIST ITEM #15

Economic Impact Analysis, other payments made in the state or other economic information.

N/A



Starr Solar Ranch, LLC
Chapter 313 Application to Roma ISD

CHECKLIST ITEM #16

Description of Reinvestment or Enterprise Zone.

1. Evidence that the area qualifies as an enterprise zone as defined by the Governor's Office
2. Legal description of reinvestment zone
3. Order, resolution or ordinance establishing the reinvestment zone
4. Guidelines and criteria for creating the zone

**A Resolution and Order Approving Designation of
Starr Solar Ranch Reinvestment Zone No. One**

The Commissioners' Court of Starr County, Texas, meeting in regular session on July 3, 2019, considered the following resolution:

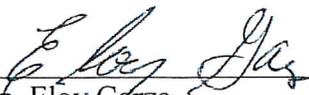
WHEREAS, Starr County Texas considered the creation of the Starr Solar Ranch Reinvestment Zone No. One (the "Zone");

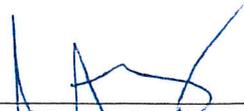
WHEREAS, the County has determined that the designation of the Zone will contribute to the retention or expansion of primary employment and will attract major investment in the Zone that will benefit the Zone and will contribute to the economic development of the County;

BE IT ORDERED BY THE COMMISSIONERS' COURT OF STARR COUNTY, TEXAS AS FOLLOWS:

1. That the County designates the property located in Starr County, having the boundary description in Exhibit 1 and shown on the map in Exhibit 2, both attached to this Order, as the Starr Solar Ranch Reinvestment Zone No. One ("the Zone"), under the Starr County Guidelines and Criteria for Granting Tax Abatements, having determined that the designation will contribute to the retention or expansion of primary employment and will attract major investment in the Zone and will contribute to the economic development of the County, and
2. That the County declare eligible for property tax abatement all property eligible for commercial-industrial development, now or thereafter located in that Zone as authorized by the Starr County Guidelines and Criteria for Granting Tax Abatements in Reinvestment Zones and Chapter 312 of the Texas Tax Code.
3. That the zone shall be called "Starr Solar Ranch Zone No. One"

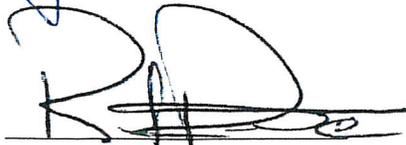
PASSED AND APPROVED at this public hearing of the Starr County Commissioners' Court, at which a quorum was present, on the 3rd day of July, 2019.

 Date: 7/3/19
Hon. Eloy Garza
County Judge-Pro Tem



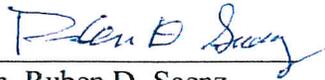
Hon. Jaime Alvarez
Commissioner Precinct 1

Date: 7/3/19



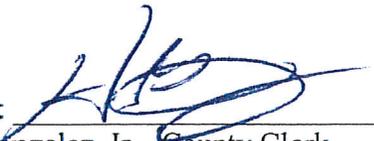
Hon. Raul Peña, III
Commissioner Precinct 2

Date: 7/3/19



Hon. Ruben D. Saenz
Commissioner Precinct 4

Date: 7/3/19

ATTESTED: 

Humberto Gonzalez, Jr., County Clerk

Date: 7/3/19

Exhibit 1

Legal description of Reinvestment Zone

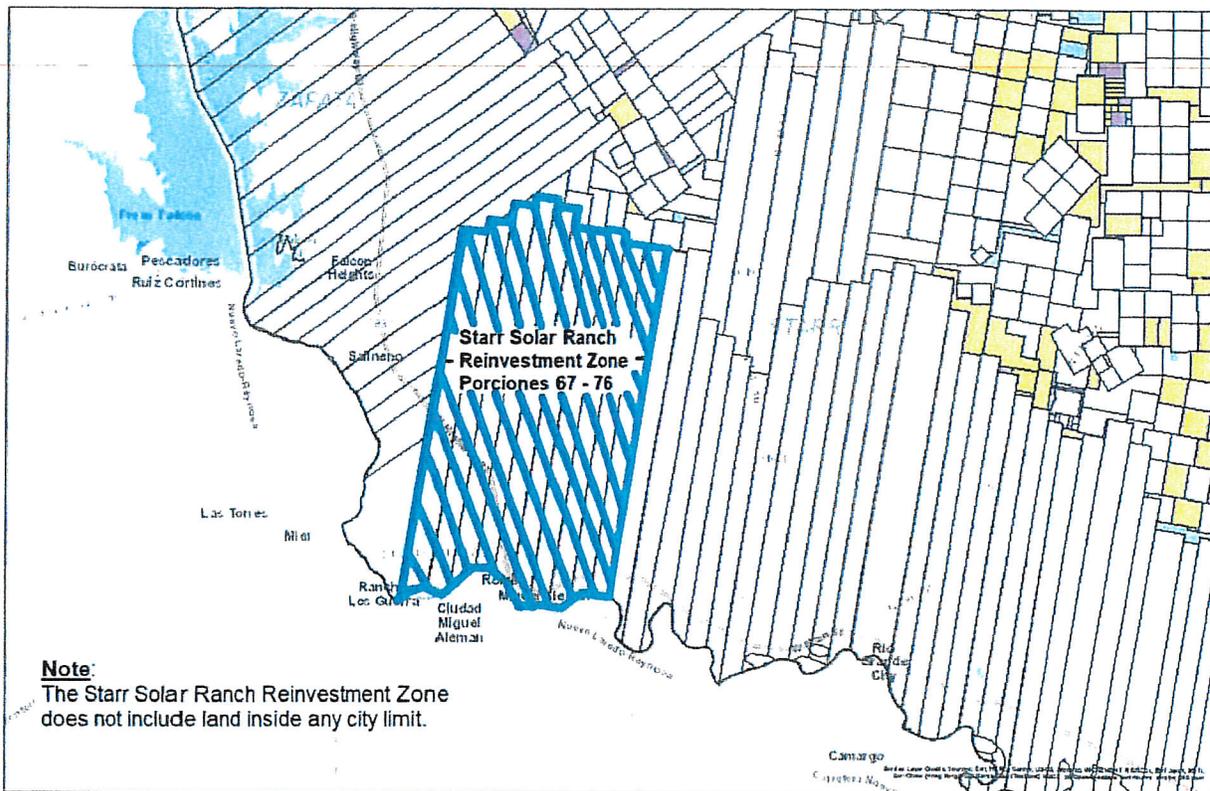
The real property in Starr County, being

**ALL OF PORCIONES NOS. 67, 68, 69, 70, 71, 72,
73, 74, 75 AND 76,**

**ANCIENT JURISDICITON OF MIER, MEXICO
NOW STARR COUNTY, TEXAS,**
save and except any lands part of such Porciones that
are located inside of a municipality's city limit.

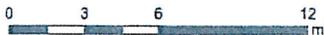
Exhibit 2

Map of Reinvestment Zone



GLO Land/Lease Mapping Viewer

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Print Date: 6/4/2019

**A Resolution and Order Renewing the Starr County
Texas Tax Abatement Guidelines and Criteria**

The Commissioners Court of Starr County, Texas, meeting in regular session on October 23, 2017, considered the following resolution:

WHEREAS, Starr County, Texas considered the renewing of the Starr County State of Texas Tax Abatement Guidelines and Criteria;

WHEREAS, the County has determined that the renewal will contribute to the economic development of the County;

BE IT ORDERED BY THE COMMISSIONERS' COURT OF STARR COUNTY, TEXAS AS FOLLOWS:

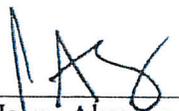
That the Starr County State of Texas Tax Abatement Guidelines and Criteria attached hereto are hereby renewed and will remain in force for two years from the date hereof, unless amended by a three-quarters vote of the Commissioners Court.

PASSED AND APPROVED at this public hearing of the Starr County Commissioners' Court, at which a quorum was present, on the 23rd day of October, 2017.



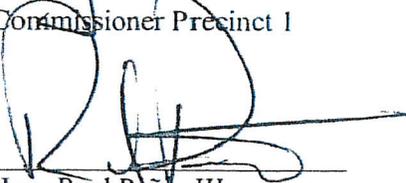
Hon. Eloy Vera
County Judge

Date: 10/23/17



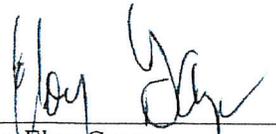
Hon. Jaime Alvarez
Commissioner Precinct 1

Date: 10/23/17



Hon. Raul Peña, III
Commissioner Precinct 2

Date: 10/23/17



Hon. Eloy Garza
Commissioner Precinct 3

Date: 10/23/17

Ruben D. Saenz
Hon. Ruben D. Saenz
Commissioner Precinct 4

Date: 10/23/17

ATTESTED: D. D. Gonzalez
Dennis D. Gonzalez, County Clerk

Date: 10/23/17

STARR COUNTY
STATE OF TEXAS
TAX ABATEMENT GUIDELINES AND CRITERIA

The purpose of this document is to establish guidelines, criteria, and a uniform policy of tax abatement for owners or lessees of eligible facilities willing to execute tax abatement contracts designed to provide long-term significant positive economic impact to the community by utilizing the area contractors and work force to the maximum extent feasible, and by developing, redeveloping, and improving property. Except as otherwise provided, all contracts will be identical.

In order to be eligible for designation as a reinvestment zone and receive tax abatement, the planned improvement:

1. Must be reasonably expected to have an increase in positive net economic benefit to Starr County of at least \$100,000.00 over the life of the abatement computed to include (but is not limited to) new sustaining payroll and/or capital improvement. The creation of (number and type) of new jobs will also factor in the decision to grant an abatement; and
2. Must not be expected to solely or primarily have the effect of transferring employment from one part of Starr County to another without a super-majority vote of approval from the Commissioners' Court.

In addition to the criteria set forth above, the Starr County Commissioners' Court reserves the right to negotiate a Tax Abatement Agreement in order to compete favorably with other communities.

Only that increase in the fair market value of the property directly resultant from the development, redevelopment, and improvement specified in the contract will be eligible for abatement and then only to the extent that such increase exceeds any reduction in the fair market value of the other property of the applicant located within the jurisdiction creating the reinvestment zone.

All abatement contracts will be no longer than allowed by law.

This policy is effective as of February 19, 2013 and shall at all times be kept current with regard to the needs of Starr County and reflective of the official views of the County Commissioners' Court and shall be reviewed every two years.

The adoption of these guidelines and criteria by the Starr County Commissioners' Court does not:

- (1) limit the discretion of the governing body to decide whether to enter into a specific tax abatement agreement;
- (2) limit the discretion of the governing body to delegate to its employees the authority to determine whether or not the governing body should consider a particular application or request for tax abatement; or

- (3) create any property, contract, or other legal right in any person to have the governing body consider or grant a specific application or request for tax abatement.

DEFINITIONS-SECTION 1

- (a) "Abatement" means the full or partial exemption from ad valorem taxes of certain property in a reinvestment zone designated by Starr County for economic development purposes.
- (b) "Agreement" means a contractual agreement between a property owner and/ or lessee and Starr County.
- (c) "Base year value" means the assessed value on the eligible property as of January 1 preceding the execution of the agreement.
- (d) "Deferred maintenance" means improvements necessary for continues operation which do not improve productivity or alter the process technology.
- (e) "Eligible Facilities" means new, expanded, or modernized buildings and structures, including fixed machinery and equipment, which is reasonably likely as a result of granting abatement to contribute to the retention or expansion of primary employment or to attract major investment in the reinvestment zone that would be a benefit to the property and that would contribute to the economic development of Starr County, but does not include Facilities which are intended to be primarily to provide goods or services to residents for existing businesses located in Starr County such as, but not limited to, restaurants and retail sales establishments.
- (f) "Expansion" means the addition of buildings, structures, machinery, equipment, or payroll for purposes of increasing production capacity.
- (g) "Facility" means property improvements completed or in the process of construction which together comprise and interregional whole.
- (h) "Modernization" means a complete or partial demolition of Facilities and the complete or partial reconstruction or installation of a Facility of similar or expanded production capacity. Modernization may result form the construction, alteration, or installation of buildings, structures, machinery, or equipment, or both.
- (i) "New Facility" means a property previously undeveloped which is placed into service by means other than or in conjunction with Expansion or Modernization.
- (j) "Productive Life" means the number of years a property improvement is expected to be in service in a facility.

ABATEMENT AUTHORIZED – SECTION 2

- (a) Eligible Facilities. Upon application, Eligible Facilities shall be considered for Tax Abatement as hereinafter provided.

- (b) **Creation of New Values.** Abatement may only be granted for the additional value of eligible property improvements made subsequent to and specified in an abatement agreement between Starr County and the property owner or lessee, subject to such limitations as Starr County may require.
- (c) **New and Existing Facilities.** Abatement may be granted for the additional value of eligible property improvements made subsequent to and specified in an abatement agreement between Starr County and the property owner or lessee, subject to such limitations as Starr County may require.
- (d) **Eligible Property.** Abatement may be extended to the value of buildings, structures, fixed machinery and equipment, site improvements, and related fixed improvements necessary to the operation and administration of the Facility.
- (e) **Ineligible Property.** The following types of property shall be fully taxable and ineligible for Tax Abatement: land; supplies; tools; furnishings; and other forms of movable personal property; housing; Deferred Maintenance; property to be rented or leased except as provided in Section 2(f); property which has a productive life of less than 10 years.
- (f) **Owned/Leased Facilities.** If a leased Facility is granted abatement, the agreement shall be executed with the lessor and the lessee.
- (g) **Economic Qualification.** In order to be eligible for designation as a reinvestment zone and receive tax abatement, the planned improvement:
 - (1) Must be reasonably expected to have an increase in positive net economic benefit to Starr County of at least \$ 100,000.00 over the life of the abatement, computed to include (but is not limited to) new sustaining payroll and/or capital improvement.. The creation of (number and type) of new jobs will also factor into the decision to grant an abatement; and
 - (2) Must not be expected to solely or primarily have the effect of transferring employment from one part of Starr County to another without a super-majority vote of approval from the Commissioners' Court.
- (h) **Standards for Tax Abatement.** The following factors, among others, shall be considered in determining whether to grant Tax Abatement:
 - (1) Value of existing improvements, if any;
 - (2) Type and value of proposed improvements;
 - (3) Productive Life of proposed improvements;
 - (4) Number of Existing jobs to be retained by proposed improvements;
 - (5) Number and type of new jobs to be created by proposed improvements;
 - (6) Amount of local payroll to be created;

- (7) Whether the new jobs to be created will be filled by persons residing or projected to reside within affected taxing jurisdictions;
- (8) Amount of local sales taxes to be generated directly;
- (9) Amount which property tax base valuation will be increased during term of Abatement and after Abatement, which shall include a definitive commitment that such valuation shall not, in any case, be less than \$ 100,000;
- (10) The costs to be incurred by Starr County provide facilities or services directly resulting from the new improvements;
- (11) The amount of ad valorem taxes to be paid to Starr County during the Abatement period Considering (a) the existing values, (b) the percentage of new value abated, (c) the Abatement period, and (d) the value after expiration of the Abatement period;
- (12) The population growth of Starr County that occurs directly as a result of new improvements;
- (13) The types and values of public improvements, if any, to be made by applicant seeking Abatement;
- (14) Whether the proposed improvements compete with existing businesses to the detriment of the local economy;
- (15) The impact on the business opportunities of existing business;
- (16) The attraction of other new businesses to the area;
- (17) The overall compatibility with the zoning ordinances and comprehensive plan for the area;
- (18) Whether the project obtains all necessary permits from the applicable environmental agencies.

Each Eligible Facility shall be reviewed on its merits utilizing the factors provided above. After such review, Abatement may be denied entirely or may be granted to the extent deemed appropriate after full evaluation.

- (i) Denial of Abatement. Neither a reinvestment zone nor Abatement Agreement shall be authorized if it is determined that:
 - (1) There would be substantial adverse affect on the provision of government services or tax base;
 - (2) The applicant has insufficient financial capacity;
 - (3) Planned or potential use of the property would constitute a hazard to public safety, health, or morals;

- (4) Violation of other codes or laws; or
 - (5) Any other reason deemed appropriate by Starr County.
- (j) Taxability. From the execution of the Abatement to the end of the Agreement period, taxes shall be payable as follow:
- (1) The value of ineligible property as provided in Section 2(e) shall be fully taxable;
 - (2) The base year value of existing eligible property as determined each year shall be fully taxable.

The additional value of new eligible property shall be fully taxable at the end of the Abatement period.

APPLICATION – SECTION 3

- (a) Any present or potential owner of taxable property in Starr County may request the creation of a reinvestment zone and tax abatement by filing a written application with the County Judge.
- (b) The application shall consist of: a general description of the new improvements to be undertaken; a descriptive list of the improvements for which an abatement is requested; a list of the kind, number and location of all proposed improvements of the property; a map and property description; a time schedule for undertaking and completing the proposed improvements. In the case of modernization a statement of the tax year immediately preceding the application. The County may require such financial and other information as deemed appropriate for evaluating the financial capacity and other factors pertaining to the applicant, to be attached to the application. The completed application must be accompanied by the payment of administrative fee should be made payable to Starr County. For abatement requests for improvements with a planned value equal to, or in excess of \$1,000,000.00 the fee shall be ONE THOUSAND AND 00/100 DOLLARS (\$ 1,000.00). For abatement requests for improvements with a planned value of \$ 999,999.00 or less, the fee shall be FIVE HUNDRED AND 00/100 DOLLARS (\$500.00).
- (c) Starr County shall give notice as provided by the Property Tax Code, i.e., written notice to the presiding officer of the governing body of each taxing unit in which the property, to be subject to, the agreement is located
 - i. not later than the seven days before the public hearing and
 - ii. publication in a newspaper of the general circulation within such taxing jurisdiction not later than the seventh day before the public hearing.
 - iii. Before acting upon the application, Starr County shall through public hearing, afford the applicant and the designated representative of any governing body referenced herein above, opportunity to show cause why the Abatement should or should not be granted.

- (d) If a city within Starr county designates a reinvestment zone within its corporate limits and enters into or proposes to enter into an Abatement Agreement with a present or potential owner of a taxable property, such present or potential owner of taxable property may request Tax Abatement by Starr County by following the same application process described in Section 3 (a) hereof. No other notice or hearing shall be required except compliance with the Open Meetings Act, unless the Commissioners' Court deems them necessary in a particular case.
- (e) If a city within Starr County designates a reinvestment zone within its corporate limits and enters into or proposes to enter into an Abatement Agreement with a present or potential owner of a taxable property, such present or potential owner of taxable property may request Tax Abatement by Starr County by following the same application process described in Section 3 (a) hereof. No other notice or hearing shall be required except compliance with the Open Meetings Act, unless the Commissioners' Court deems them necessary in a particular case.

AGREEMENT – SECTION 4

- (a) After approval, the Commissioners' Court of Starr County shall formally pass a resolution and execute an Agreement with the owner of the Facility and lessee as required which shall:
 - (1) Include a list of the kind, number, and location of all proposed improvements to the property;
 - (2) Provide access to and authorize inspection of the property by the taxing unit to ensure compliance with the agreement;
 - (3) Limit the use of the property consistent with the taxing unit's development goals;
 - (4) Provide for recapturing property tax revenues that are lost if the owner fails to make the improvements as provided by the agreement;
 - (5) Include each term that was agreed upon with the property owner and require the owner to annually certify compliance with the terms of the agreement to each taxing unit; and
 - (6) Allow the taxing unit to cancel or modify the agreement at any time if the property owner fails to comply with the terms of agreement.
- (b) Such agreement shall normally be executed with sixty (60) days after the applicant has forwarded all necessary information and documentation to the Commissioners' Court.

RECAPTURE – SECTION 5

- (a) In the event that the company or individual (1) allows its ad valorem taxes owed Starr County to become delinquent and fails to timely and properly follow the legal

procedures for their protest and/or contest, or (2) violates any of the terms and conditions of the Abatement Agreement and fails to cure within sixty (60) days from the date of notice of the violation ("Cure Period") the agreement then may be terminated and all taxes previously abated by virtue of the agreement will be recaptured and paid within sixty (60) days of the termination.

- (b) Should Starr County determine that the company or individual is in default according to the terms and conditions of its Agreement, Starr County shall notify the company or individual in writing at the address stated in the Agreement, and if such is not cured within the Cure Period, then the Agreement may be terminated.

ADMINISTRATIVE – SECTION 6

- (a) The Chief Appraiser of the Starr County Appraisal District will annually determine an assessment of the real and personal property comprising the reinvestment zone. Each year, the company or individual receiving abatement shall furnish the Appraiser with such information as may be necessary for the abatement. Once value has been established, the Chief Appraiser will notify the Commissioners' Court of Starr County of the amount of the assessment.
- (b) Starr County may execute a contract with any other jurisdiction(s) to inspect the Facility to determine if the terms and conditions of the Abatement Agreement are being met. The Abatement Agreement shall stipulate that employees and/or designated representatives of Starr County will have access to the reinvestment zone during the term of the Abatement to inspect the Facility to determine if the terms and conditions of the Agreement are being met. All inspections will be made only after the giving of twenty-four (24) hours prior notice and will only be conducted in such manner as to not unreasonably interfere with the construction and/or operation of the Facility. All inspections will be made with one or more representatives of the company or individual and in accordance with its safety standards.
- (c) Upon completion of construction, the designated representative of Starr County shall annually evaluate each Facility receiving Abatement to ensure compliance with the agreement, a formal annual report shall be made to the Commissioners' Court.

ASSIGNMENT – SECTION 7

Abatement may be transferred and assigned by the holder to a new owner or lessee of the same Facility upon the approval by resolution of the Commissioners' Court of Starr County subject to the financial capacity of the assignee and provided that all conditions and obligations in the Abatement Agreement are guaranteed by the execution of a new contractual agreement with Starr County. No assignment or transfer shall be approved if the parties to the existing Agreement, the new owner or new lessee are liable to any jurisdiction for outstanding taxes or other obligations. Approval shall not be unreasonably delayed or withheld.

SUNSET PROVISION – SECTION 8

The Guidelines and Criteria are effective upon the date of their adoption and will remain in force for two years, unless amended by three-quarters vote of the Commissioners' Court of Starr County, at which time all reinvestment zones and Tax Abatement Agreements created pursuant to these provisions will be reviewed to determine whether the goals have been achieved. Based on that review, the Guidelines and Criteria will be modified, renewed, or eliminated.

Adopted February 8th, 2013
Starr County Commissioners' Court



Starr Solar Ranch, LLC
Chapter 313 Application to Roma ISD

CHECKLIST ITEM # 17

Signature and Certification page, signed and dated by Authorized School District Representative and Authorized Company Representative.

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 → Carlos Guzman Superintendent
Print Name (Authorized School District Representative) Title

sign here → [Signature] 9-26-19
Signature (Authorized School District Representative) Date

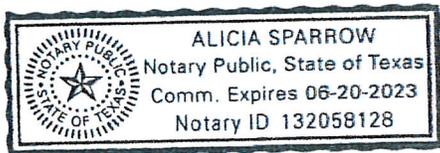
2. Authorized Company Representative (Applicant) Signature and Notarization

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

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

print here → Raina Hornaday General Manager
Print Name (Authorized Company Representative (Applicant)) Title

sign here → [Signature] 9-24-19
Signature (Authorized Company Representative (Applicant)) Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

24 day of September, 2019

Alicia Sparrow
 Notary Public in and for the State of Texas

My Commission expires: 6-20-23

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.