



LYNN M. MOAK, PARTNER

DANIEL T. CASEY, PARTNER

October 22, 2019

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

RE: *Amendment 001 to the Mercedes Independent School District from Monte Alto Windpower, LLC*

To the Local Government Assistance & Economic Analysis Division:

Enclosed please find Amendment 001 of the Monte Alto Windpower LLC Application to Mercedes ISD. The following changes have been made:

Section 9, Page 5/Schedule C

- The timeline lists 1<sup>st</sup> Quarter 2022 for the Commencement of construction. Schedule C shows the first year of construction in 2021. The two do not match.
- If the timeline is correct please adjust and submit a revised Schedule C. If Schedule C is correct please submit a revised Section 9.

**Schedule C has been revised to match Section 9, Page 5**

Section 10

- There are only two taxing jurisdictions listed. My understanding is South Texas ISD is a special purpose district that covers Hidalgo and Cameron Counties. Is it possible South Texas ISD has jurisdiction for a portion of the project and yet it is not listed. Are there any other taxing jurisdictions to include on the list – any other special districts – emergency services district, drainage district, etc.?

**Section 10 has been updated with additional taxing jurisdictions – EMS Dist. #2, Drainage Dist. 31, South Texas ISD.**

Section 14, Page 7 and Tab 13

- Please be aware TRACER's QCEW release date for 2<sup>nd</sup> Quarter 2019 wage data is this month. As such you will need to update Section 14 and Tab 13.

**Section 14 and Tab 13 have been updated to include Q2 2019 wages.**



Tab 4

- Since the application is the Monte Alto Windpower, LLC project within the Mercedes ISD boundaries please include several sentences describing the project. Please submit a revised Tab 4
- In the third paragraph it states, “Monte Alto is requesting an appraised value limitation from Mercedes ISD for a proposed wind energy project located in Hidalgo and Cameron Counties.” Mercedes ISD is located in Hidalgo County. Please fix in the revised Tab 4.

Tab 4 has been updated with project description for Mercedes ISD and reference to Cameron County has been removed.

Tabs 7 & 8

- The description in Tab 7 does not indicate how many acres the wind farm but does in Tab 8. Please include the number of acres in a revised Tab 7.
- Will the project include any met towers. If yes please include the response in revised Tabs 7 and 8.
- The last paragraph of Tab 8 mentions “ All of the infrastructure will remain within the project boundary and within the Hidalgo and Cameron County Enterprise Zones.” Mercedes ISD is within Hidalgo County. Please remove Cameron County from the description and submit a revised Tab 8.

Tab 7 now includes the number of acres. Tab 8 has had reference to Cameron County removed.

Tab 11

- Both of the public maps illustrate the problem with all the maps including those in confidential materials. First, the vicinity map on the Cameron County side has wind farm boundaries that are not part of any recognizable wind farm. Please erase for all maps submitted since the project that is subject of this application is the portion within Mercedes ISD.
- Second, the project boundary for Monte Alto wind project within Mercedes ISD must be contiguous. If you look at the two maps below I have circled in a teal color what looks to be two squares off to themselves. That is not contiguous. Please submit maps with a contiguous project boundary.
- Third – in the vicinity map and the enterprise zone map the project boundary disappears – in one map I noted in pink (Vicinity Map) and the other in yellow (Enterprise Zone Map). Please be sure to include the project boundary back in or make it more visible in the revised maps.

The maps have been updated.

Tab 16

- Please note the link provided in the tab did not work.

Tab 16 now contains a new link that has been verified to work.



Confidential Materials

- The letter provided for Tab 11 cites Government Code, Section 552.113 as the reason for confidentiality. Please explain why this section of the Government Code relates.
- The applicant requested portions of Tab 11 be kept confidential. Hard copies must be segregated from the rest of the application. In this case portions of Tab 11 marked "Confidential" were integrated with the rest of application. Please be aware for next time.

The Maps include commercially valuable geological or geophysical information regarding the exploration or development of natural resources and is protected from disclosure under section 552.113(d) of the Texas Government Code.

Signature Page

- Please include a new signature page. On an application amendment, we do not need an original copy.

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

Sincerely,

A handwritten signature in blue ink that reads 'Daniel T. Casey'.

Daniel T. Casey  
School District Consultant

cc: Mr. Rolando Garza, Chief Appraiser, Hidalgo County Appraisal District  
Mr. Milton Howard, Vice President of Renewable Development, Terra-Gen, LLC  
Mr. Damon Huplosky, Managing Director, Terra-Gen, LLC  
Mr. Robert Pena, Jr., Texas Energy Consultants, LLC  
Ms. Carolyn Mendiola, Superintendent, Mercedes ISD  
Mr. Tony Torres, Flores and Torres LLP

**Attachment 1**

Please see executed application attached.

SECTION 9: Projected Timeline

- 1. Application approval by school board QTR 2 2020
2. Commencement of construction QTR 1 2022
3. Beginning of qualifying time period January 1, 2021
4. First year of limitation January 1, 2023
5. Begin hiring new employees QTR 3 2022
6. Commencement of commercial operations QTR 4 2022
7. Do you propose to construct a new building or to erect or affix a new improvement after your application review start date (date your application is finally determined to be complete)? [X] Yes [ ] No
Note: Improvements made before that time may not be considered qualified property.
8. When do you anticipate the new buildings or improvements will be placed in service? QTR 4 2022

SECTION 10: The Property

- 1. Identify county or counties in which the proposed project will be located Hidalgo County
2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property Hidalgo County CAD
3. Will this CAD be acting on behalf of another CAD to appraise this property? [ ] Yes [X] No
4. List all taxing entities that have jurisdiction for the property, the portion of project within each entity and tax rates for each entity:
County: Hidalgo, 0.5800, 100%
Hospital District: EMS Dist. #2, 0.036, 100%
Other (describe): South Texas College, 0.17800, 100%
City:
Water District: Drainage Dist. #1, 0.1051, 100%
Other (describe): South Texas ISD, 0.0492, 100%
5. Is the project located entirely within the ISD listed in Section 1? [ ] Yes [X] 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 [X] No
6a. If yes, attach in Tab 6 supporting documentation from the Office of the Governor.

SECTION 11: Investment

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

- 1. At the time of application, what is the estimated minimum qualified investment required for this school district? 10,000,000.00
2. What is the amount of appraised value limitation for which you are applying? 20,000,000.00
Note: The property value limitation amount is based on property values available at the time of application and may change prior to the execution of any final agreement.
3. Does the qualified investment meet the requirements of Tax Code §313.021(1)? [X] Yes [ ] No
4. Attach a description of the qualified investment [See §313.021(1).] The description must include:
a. a specific and detailed description of the qualified investment you propose to make on the property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (Tab 7);
b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your minimum qualified investment (Tab 7); and
c. a detailed map of the qualified investment showing location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period, with vicinity map (Tab 11).
5. Do you intend to make at least the minimum qualified investment required by Tax Code §313.023 (or §313.053 for Subchapter C school districts) for the relevant school district category during the qualifying time period? [X] Yes [ ] No

SECTION 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 [x] 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)? [x] 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 665.50

b. 110% of the average weekly wage for manufacturing jobs in the county is 881.93

c. 110% of the average weekly wage for manufacturing jobs in the region is 757.39

8. Which Tax Code section are you using to estimate the qualifying job wage standard required for this project? [ ] §313.021(5)(A) or [x] §313.021(5)(B)

9. What is the minimum required annual wage for each qualifying job based on the qualified property? 39,384.28

10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 39,384.28

11. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? [x] 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 [x] 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 [x] 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.

## Attachment 4

### ***Detailed description of the project.***

***In Tab 4, attach a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information.***

Monte Alto Windpower, LLC, (“Monte Alto”) is a special purpose entity formed to facilitate the development and commercialization of a utility-scale wind energy project. Terra-Gen, LLC, (“Terra-Gen”) the exclusive developer of Monte Alto, is in the business of initiating, developing, producing and owning and operating electricity from renewable energy projects including wind, solar, and geothermal.

Terra-Gen currently has many projects in development across the United States and is evaluating other renewable energy project opportunities across the country.

Monte Alto Windpower, LLC was recently created for the purpose of interconnecting Monte Alto into the ERCOT market and there are no existing 312 or 313 agreements in place for this project. Monte Alto is requesting an appraised value limitation from Mercedes ISD for a proposed wind energy project using wind turbines and transmission located in Hidalgo County . Monte Alto *will NOT* be requesting an appraised value of limitation for the portion of the project located within the La Feria ISD school district boundary. The wind farm and its associated infrastructure will be constructed within the jurisdiction of La Villa ISD, Mercedes ISD, Santa Rosa ISD, and La Feria ISD and located within Hidalgo & Cameron Counties, Texas. A map showing the location of the wind farm is included as Attachment 11a.

The wind farm will have an estimated capacity of 201 megawatts (“MW”). To construct the wind farm, Monte Alto expects: 88 wind turbines comprised of 82 wind turbines with a nameplate capacity of 2.2 Megawatts (“MW”) and 6 wind turbines with a nameplate capacity of 3.45 MW of which:

- 47 wind turbines being within the La Villa ISD boundaries,
- 15 wind turbines within the Mercedes ISD boundaries,
- 22 wind turbines within the Santa Rosa ISD boundaries, and
- 4 wind turbines within the La Feria ISD boundaries.

Specific to Mercedes ISD, the wind farm will have an estimated 41 MW which is comprised of 15 wind turbines with a nameplate capacity of 2.2MW. The wind farm project within Mercedes ISD is a critical and invaluable portion of the project as a whole. Should the Limitation of Appraised Value Agreement for Mercedes ISD not be granted, then it is likely that Monte Alto Windpower would not be viable and would be forced to redeploy it’s assets and capital to other states competing for similar wind projects.

In addition to the wind turbine generating units, there will be the supporting electrical collection system and roads to be constructed and improved as necessary to permit the interconnection and transmission of electricity generated by the wind turbines constructed within the Project’s boundary.

Construction of the wind farm is expected to take approximately 12 months to complete, contingent upon favorable economics for the project.

While the wind regime for Monte Alto is very good, there are many favorable locations for wind projects that could be developed across the United States Monte Alto has modeled its economics with an expectation that having a Limitation of Appraised Value Agreements with La Villa ISD, Mercedes ISD, and Santa Rosa ISD as a key and invaluable portion of the project.

In today’s competitive energy market, project investors and power purchasers require wind energy projects to have secured tax incentives, so that they can compete with wind projects across the U.S. and can locate projects in a wide variety of locations should Monte Alto be unable to develop a competitive project in Texas that is able to generate returns sufficient to attract investment capital.

Wind farms are operating and under development in many states throughout the country.

According to the American Wind Energy Association (“AWEA”) there are now over 54,000 turbines with a combined capacity of 89,379 MW operating in 41 states within the United States, Guam and Puerto Rico. During 2017, the U.S. wind industry grew 9% adding 7,017 MW of new wind power capacity. During the first quarter of 2018, the U.S. wind industry installed an additional 406 MW of wind power capacity.

Wind Capacity by State



A graphic provided by AWEA demonstrates the national geographic diversity of capacity throughout the United States for 2017.

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

Terra-Gen, the developer of Monte Alto Windpower, LLC, is a national developer of wind projects, and has operations across the US and states within the contiguous United States. As construction is one of the most significant costs in creating wind farm, the physical improvements of the Monte Alto, once completed, cannot be feasibly moved to another location. The wind turbines and

supporting infrastructure are long-lived assets engineered and designed specifically for this project location. The cost of installing the improvements on the site is substantial and the cost to remove, redesign, and relocate the improvements to a different location would be prohibitive.

Monte Alto Windpower, LLC was formed for the express purpose of developing a community sponsored wind farm that would help bring significant economic development to an area that is historically economically distressed. Terra-Gen identified Texas, and in particular Hidalgo & Cameron Counties, for its strong wind resource, access to available transmission capacity and the ERCOT market, and favorable property tax incentives under the Tax Code for Chapter 312 abatement and Chapter 313 Appraised Value Limitation.

Terra-Gen prefers to develop and build the proposed Monte Alto Windpower Project as described throughout this Application, but should it not be granted the limitation, then it is likely that Monte Alto Windpower would not be economically viable compared to other projects in development across the U.S.

As of April 2019, Monte Alto has no physical assets on site. Monte Alto has invested additional capital in an Interconnection Study with ERCOT, avian studies, environmental studies, federal aviation studies, and in leasing land for the project.

Should the Appraised Value Limitation be granted, Monte Alto has created a development and investment plan that is capitalized to implement the project. Without such a limitation the Project, competing against other Texas projects that have qualified, would likely be forced to redeploy its assets and capital to other states competing for similar wind projects.

## Attachment 7

### *Description of Qualified Investment*

- a. A specific and detailed description of the qualified investment you propose to make on the property for which you are requesting an appraised value limitation as defined by Tax Code 313.021(7) (Tab 7).***

The Applicant is requesting an appraised value limitation on all of the property constructed or placed upon the real property within Mercedes ISD, which is located in Hidalgo County, Texas.

The property for which the Applicant is requesting an appraised value limitation shall include, the following: up to 15 wind turbines: 8 with a nameplate capacity of 2.2 MW, and 7 with a nameplate capacity of 3.45 MW with a combined total generating capacity of approximately 41 MW; up to 15 steel reinforced concrete foundations supporting the weight of each turbine tower; up to 15 electric power transformers; underground conductor cables used to transport electricity from each turbine tower to an electrical substation. The Applicant has obtained grants of leases and easements covering approximately 3,850 acres within Mercedes ISD boundaries.

Additionally, the map provided does not represent the final location of the improvements; however, all of the improvements that make up the amount of Qualified Investment will be made within the Project Investment Area as shown on Map Exhibit on Attachment 11a.

- 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).***

Not Applicable. The proposed Operations and Maintenance building and electrical substation facility to be constructed will not be located within the Mercedes ISD boundaries.

## **Attachment 8**

### ***Description of Qualified Property***

Monte Alto Windpower, LLC plans to construct an estimated 41 MW within Mercedes ISD boundaries. Additional improvements of Qualified Property located within Mercedes ISD boundary include:

- 15 Wind Turbines- 8 with a nameplate capacity of 2.2 MW & 7 with a nameplate capacity of 3.45 MW;
- 15 Wind Turbine Foundations;
- Several thousand feet of Transmission Collection System cable & Junction Boxes;
- Overhead Transmission and Interconnection infrastructure;
- All weather Road work sloped for drainage;

Monte Alto anticipates placing 15 wind turbines comprised of 8 wind turbines with a nameplate capacity of 2.2 MW and 7 with a name plate capacity of 3.45 MW. Although final turbine selection and location of the infrastructure may change, all of the equipment outlined above is expected to be located within Mercedes ISD boundaries. Current plans are to install turbines in one phase. Monte Alto has obtained grants of leases and easements covering approximately 3,850 acres within Mercedes ISD boundaries.

The exact placement of turbines is subject to ongoing planning, wind resource evaluation, engineering, land leasing, and turbine selection. The final number and location of turbines and supporting structures will be determined before construction begins. However, any changes in the number and location of turbines will not have a significant impact on the total investment. Monte Alto intends to connect to AEP Rio Hondo to North Edinburg, 345kV transmission line internal to the Project. All of the infrastructure will remain within the project boundary and within the Hidalgo County Enterprise Zone. The map in Attachment 11b shows the proposed project area with the anticipated improvement locations.

**Attachment 11**

***Maps that clearly show:***

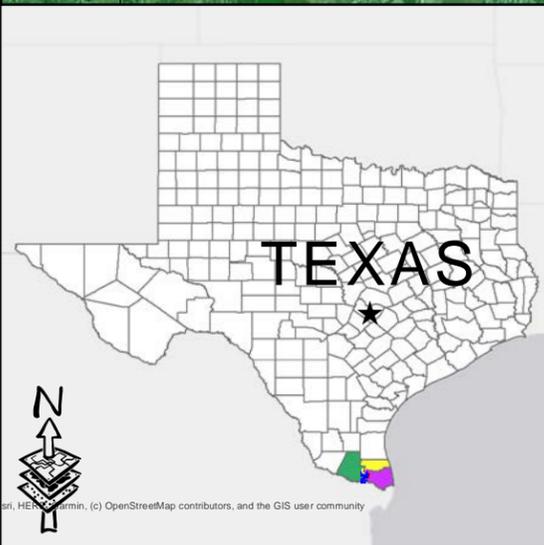
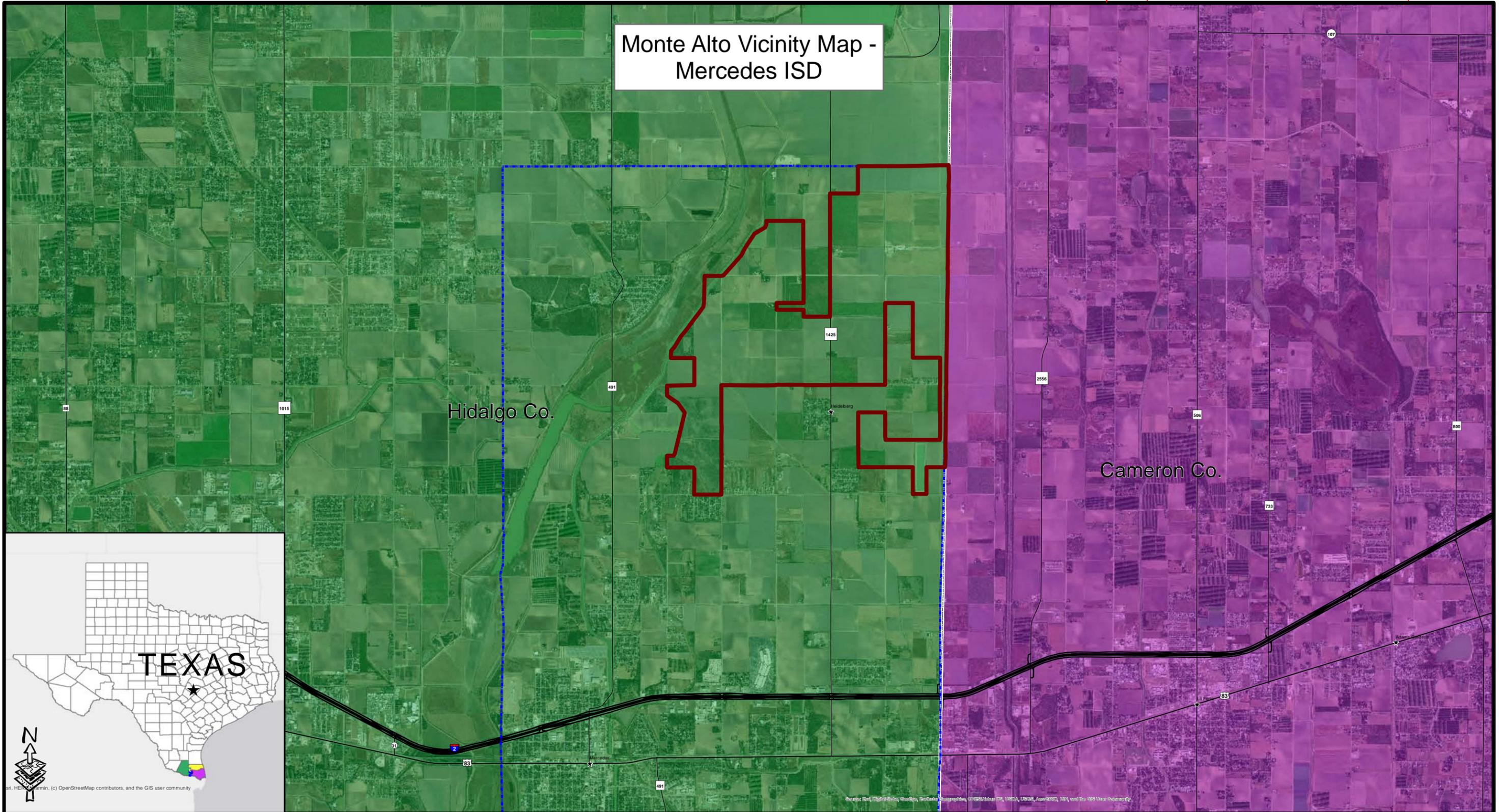
- a. Project vicinity***
- b. Qualified investment including location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period***
- c. Qualified property including location of new buildings or new improvements***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

**Attachment 11a**

***a. Project vicinity***

Please see attached map below.

# Monte Alto Vicinity Map - Mercedes ISD



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- Legend**
- ★ City
  - ▭ Project Boundary
  - ▭ Mercedes ISD BNDRY
  - ▭ Cameron Co.
  - ▭ Hidalgo Co.

Terra-Gen, LLC  
**Monte Alto Project**  
 Phase 1 - 200MW

Project Location: Hidalgo & Cameron County, Texas

N

0 2,000 4,000 Feet

Disclaimer - This map should not be used for legal purposes. It is intended for general reference use only.

Prepared by: MBJ Date: 11/14/2019

September 16, 2019

**Re: Confidentiality of Maps Submitted with Monte Alto Windpower, LLC Chapter 313 Appraised Value limitation Application with Mercedes ISD**

To Whom It May Concern:

As an attachment to the Monte Alto Windpower, LLC Chapter 313 Appraised Value Limitation Application submitted to Mercedes ISD on September 16, 2019 ("Application"), we designated certain maps, the Qualified Investment and Qualified Property maps (Attachments 11b & 11c), attached thereto ("Maps") as "Confidential". We submit this letter to comply with the requirements by which both Mercedes ISD and the Comptroller's office can withhold confidential or proprietary information from public release while the Application is pending. This letter is submitted to identify the documents for which confidentiality is sought and provide the specific reasons, stating why the material is believed to be confidential.

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

As required, the Maps were submitted as segregated in the application from other information in the application and specifically notated as "Confidential".

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

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

Sincerely,



Milton Howard  
Vice President of Renewable Development  
Terra-Gen Development Company, LLC

**Attachment 11b**

- b. Qualified investment including location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period***

CONFIDENTIAL- FOR SEPARATE FILING

**Attachment 11c**

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

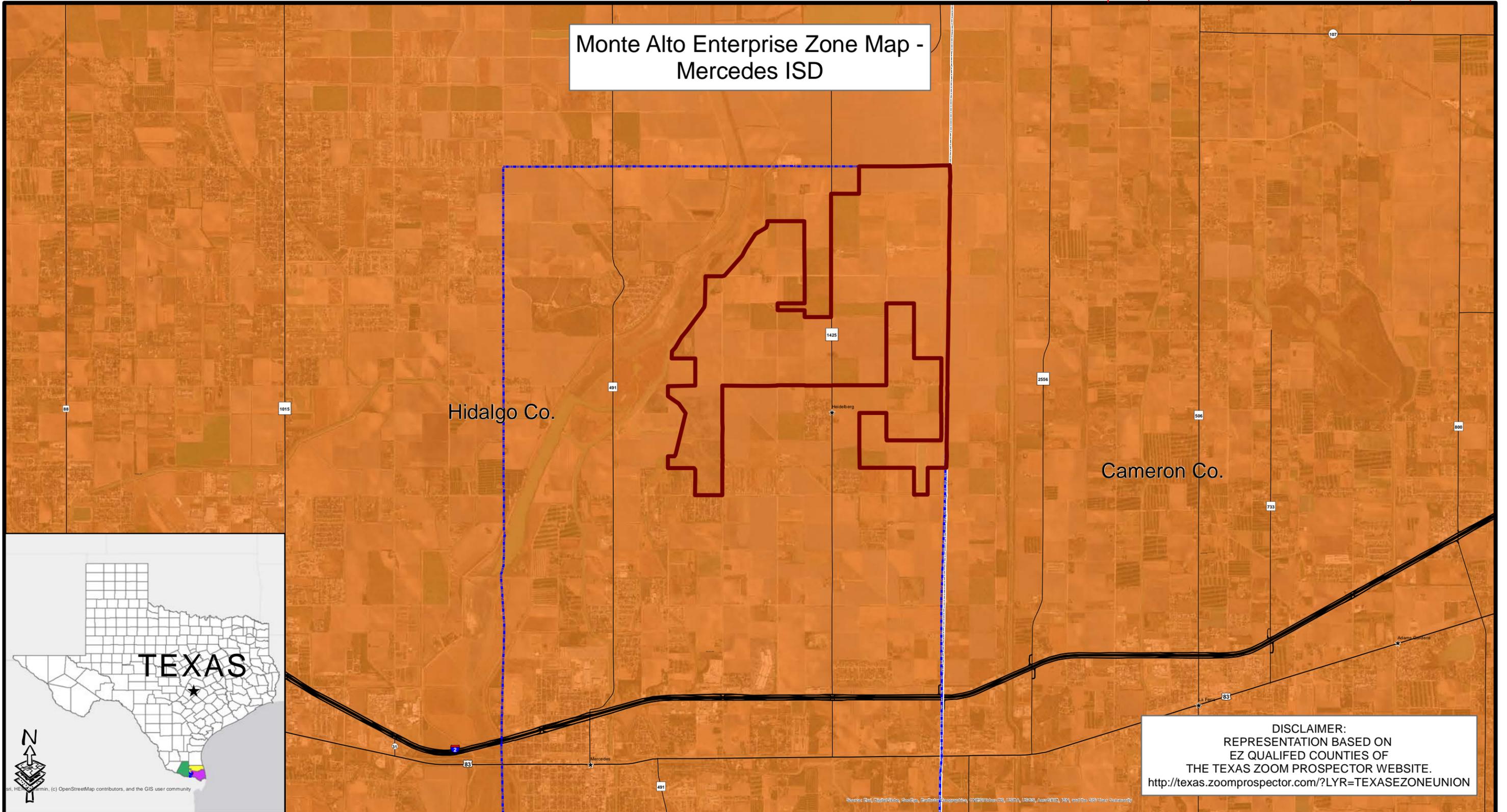
CONFIDENTIAL- FOR SEPARATE FILING

**Attachment 11f**

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

Please see attached map below.

# Monte Alto Enterprise Zone Map - Mercedes ISD



**DISCLAIMER:**  
 REPRESENTATION BASED ON  
 EZ QUALIFIED COUNTIES OF  
 THE TEXAS ZOOM PROSPECTOR WEBSITE.  
<http://texas.zoomprospector.com/?LYR=TEXASEZONEUNION>



**Legend**

- ★ City
- Project Boundary
- Mercedes ISD BNDRY
- QUALIFIED COUNTIES

**Terra-Gen, LLC**  
**Monte Alto Project**  
 Phase 1 - 200MW

Project Location: Hidalgo & Cameron County, Texas

N

0 2,000 4,000 Feet

Disclaimer - This map should not be used for legal purposes. It is intended for general reference use only.

Prepared by: MBJ Date: 11/14/2019

**Attachment 13**

**Calculation of Wage Requirements – Hidalgo County**

**Supporting data for Section 14(7)(a)**

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

Year	Period	Area	Ownership	Division	Level	Ind. Code	Industry	Avg. Weekly Wages
2019	1 <sup>st</sup> Qtr	Hidalgo County	Total All	0	0	10	Total, All Industries	\$663.00
2019	2 <sup>nd</sup> Qtr	Hidalgo County	Total All	0	0	10	Total, All Industries	\$657.00
2018	3 <sup>rd</sup> Qtr	Hidalgo County	Total All	0	0	10	Total, All Industries	\$661.00
2018	4 <sup>th</sup> Qtr	Hidalgo County	Total All	0	0	10	Total, All Industries	\$681.00
<b>Average weekly wage for previous four quarters</b>								<b>\$665.50</b>

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

**Supporting Data for Section 14(7)(b)**

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

Year	Period	Area	Ownership	Division	Level	Ind. Code	Industry	Avg. Weekly Wages
2019	1 <sup>st</sup> Qtr	Hidalgo County	Private	31	2	31-33	Manufacturing	\$810.00
2019	2 <sup>nd</sup> Qtr	Hidalgo County	Private	31	2	31-33	Manufacturing	\$812.00
2018	3 <sup>rd</sup> Qtr	Hidalgo County	Private	31	2	31-33	Manufacturing	\$782.00
2018	4 <sup>th</sup> Qtr	Hidalgo County	Private	31	2	31-33	Manufacturing	\$803.00
<b>Average weekly wage for previous four quarters</b>								<b>\$801.75</b>
<b>110% of Average Weekly Wages</b>								<b>\$881.93</b>

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

**Supporting Data for Section 14(7)(c)**

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

<b>Average Hourly Wages</b>	\$17.21
<b>Average Annual Wages</b>	\$35,804.00
<b>Average Weekly Wages @40hrs/week</b>	\$688.54
<b>110% of Average Weekly Wages</b>	<b>\$757.39</b>

Source: 2018 Manufacturing Average Wages by Council of Government Region Wages for All Occupations. Project location region: 21. Lower Rio Grande Valley Development Council. <https://texaslmi.com/Downloads/COGWages.pdf>

1440-Mercedes ISD –Monte Alto Windpower, LLC–Amendment No. 001-November 22, 2019

Year	Period	Area	Ownership	Industry Code	Industry	Level	Average Weekly Wage
2018	03	Hidalgo	Total All	10	Total, All Industries	0	\$ 661.00
2018	04	Hidalgo	Total All	10	Total, All Industries	0	\$ 681.00
2019	01	Hidalgo	Total All	10	Total, All Industries	0	\$ 663.00
2019	02	Hidalgo	Total All	10	Total, All Industries	0	\$ 657.00

1440-Mercedes ISD –Monte Alto Windpower, LLC–Amendment No. 001-November 22, 2019

Year	Period	Area	Ownership	Industry Code	Industry	Level	Average Weekly Wage
2018	03	Hidalgo	Private	31-33	Manufacturing	2	\$ 782.00
2018	04	Hidalgo	Private	31-33	Manufacturing	2	\$ 803.00
2019	01	Hidalgo	Private	31-33	Manufacturing	2	\$ 810.00
2019	02	Hidalgo	Private	31-33	Manufacturing	2	\$ 812.00

**Attachment 14**

***Schedules A1, A2, B, C and D completed and signed Economic Impact (if applicable).***

Please see attached schedules below.

1440-Mercedes ISD –Monte Alto Windpower, LLC–Amendment No. 001-November 22, 2019

Schedule C: Employment Information

Date 11/12/2019  
 Applicant Name Monte Alto Windpower, LLC  
 ISD Name Mercedes ISD

Form 50-296A

Revised May 2014

	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A	Column B	Column C	Column D	Column E
				Number of Construction FTE's or man-hours (specify)	Average annual wage rates for construction workers	Number of non-qualifying jobs applicant estimates it will create (cumulative)	Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Average annual wage of new qualifying jobs
Qualified Investment Period	1	2021-2022	2021	N/A	N/A	N/A	N/A	\$ -
	2	2022-2023	2022	150 FTEs	\$ 26,461.00	0	1	\$ 39,384.29
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2023-2024	2023			0	1	\$ 39,384.29
	2	2024-2025	2024			0	1	\$ 39,384.29
	3	2025-2026	2025			0	1	\$ 39,384.29
	4	2026-2027	2026			0	1	\$ 39,384.29
	5	2027-2028	2027			0	1	\$ 39,384.29
	6	2028-2029	2028			0	1	\$ 39,384.29
	7	2029-2030	2029			0	1	\$ 39,384.29
	8	2030-2031	2030			0	1	\$ 39,384.29
	9	2031-2032	2031			0	1	\$ 39,384.29
	10	2032-2033	2032			0	1	\$ 39,384.29
Years Following Value Limitation Period	11 through 25	2033-2048	2033-2047			0	1	\$ 39,384.29

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

- C1.** Are the cumulative number of qualifying jobs listed in Column D less than the number of qualifying jobs required by statute? (25  Yes  No  
 qualifying jobs in Subchapter B districts, 10 qualifying jobs in Subchapter C districts)  
 If yes, answer the following two questions:
- C1a.** Will the applicant request a job waiver, as provided under 313.025(f-1)?  Yes  No
- C1b.** Will the applicant avail itself of the provision in 313.021(3)(F)?  Yes  No

**Attachment 16**

***Description of Reinvestment or Enterprise Zone, including:***

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

***“\*” To be submitted before date of final application approval by school board***

**Attachment 16a**

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

Hidalgo County is a designated enterprise zone county. A map provided by the Texas Economic Development Corporation depicting the designated enterprise zones can be found by following the link provided "<https://www.zoomprospector.com/edos/texas-governors-office-of-economic-development--tourism/324>". See attached map of Hidalgo County Enterprise Zones.

**Attachment 17**

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

Please see attached.

SECTION 16: Authorized Signatures and Applicant Certification

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

1. Authorized School District Representative Signature

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

print here Carolyn Mendiola
Print Name (Authorized School District Representative)

Superintendent
Title

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

11-18-19
Date

2. Authorized Company Representative (Applicant) Signature and Notarization

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

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

print here Milton Howard
Print Name (Authorized Company Representative (Applicant))

Vice President of Renewable Development
Title

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

11-12-19
Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

12th day of November 2019

Alexandria Alexis Hausman
Notary Public in and for the State of Texas

My Commission expires: 08/09/2021

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.