SARA LEON
& ASSOCIATES, LLC

February 28, 2020

Via Electronic Mail: Deisy.Perez@cpa.texas.gov
Ms. Deisy Perez
Research Analyst
Economic Development & Local Government
Data Analysis & Transparency Division
Texas Comptroller of Public Accounts
111 East 17th Street
Austin, Texas 78774

Re: Application 1453 for a Chapter 313 Value Limitation Agreement between the Prairiland Independent School District and Delilah Solar Energy LLC

First Year of Qualifying Time Period – 2021
First Year of Limitation – 2022

Dear Ms. Perez:

The enclosed Amendment reflects changes per your email dated February 04, 2020. Enumerated below are the changes made to Application 1453:

1. **Tab 1 Application**
   Section 14:
   - Questions 7a-c updated with 2nd quarter of 2019 data;
   - Question 9 revised; and
   - Question 10 revised.

2. **Tab 5 Documentation to assist in determining if limitation is a determining factor**
   - Clarification of Committed State and Local Incentives provided.

3. **Tab 6 Description of how project is located in more than one district**
   - Updated map of the entire "solar farm" project provided.

4. **Tab 11 Maps**
   - Updated Project Boundary maps provided.

5. **Tab 12 Request for Waiver of Job Creation Requirement and supporting information**
   - Revised job waiver to include the method of measure by which the applicant determined the number of jobs required for the project.

6. **Tab 13 Calculation of three possible wage requirements with TWC documentation**
   - Updated economic impact tables.

7. **Tab 14 Schedules**
   - Please review all schedules for accuracy and consistency.

8. **Tab 16 Description of Reinvestment or Enterprise Zone**
   - Provided additional information for the existing reinvestment zone, "Deliah Reinvestment zone".

9. **Tab 17 Signature and Certification page**
   - New signature page provided.

If you have any questions, or would like to discuss this matter further, please contact me at 512.637.4298.

Respectfully submitted,

Sara Hardner Leon

Enclosures

cc: *Via Electronic Mail: jballard@prairiland.net*
Jeff Ballard, Superintendent of Schools, Prairiland Independent School District

Via Electronic Mail: jwilliams@invenergyllc.com
James Williams, Vice President of Development, Invenergy LLC

Via Electronic Mail: bcure@invenergyllc.com
Bristi Cure, Director, Business Development, Invenergy LLC

Via Electronic Mail: Adam.h.glatz@ey.com
Adam Glatz, Senior Manager, Ernst & Young LLP

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 691.25

   b. 110% of the average weekly wage for manufacturing jobs in the county is 736.18

   c. 110% of the average weekly wage for manufacturing jobs in the region is 824.20

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? 38,281.36

10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 38,282.00

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**.

Building a better working world

Delilah Solar Energy LLC

Application for Appraised Value Limitation on Qualified Property

To

Prairiland ISD

Tab #13

Calculation of three possible wage requirements with TWC documentation

County Average Weekly Wages for All Jobs

Year	Quarter	County	Industry	Average Weekly Wage	
2019	2nd Qtr	Red River	Total, All Industries	$	703.00
2019	1st Qtr	Red River	Total, All Industries	$	671.00
2018	4th Qtr	Red River	Total, All Industries	$	714.00
2018	3rd Qtr	Red River	Total, All Industries	$	677.00
			Total	$	2,765.00
			Average	**$**	**691.25**

110% of County Average Weekly Wages for Manufacturing Jobs

Year	Quarter	County	Industry	Average Weekly Wage	
2019	2nd Qtr	Red River	Manufacturing	$	694.00
2019	1st Qtr	Red River	Manufacturing	$	690.00
2018	4th Qtr	Red River	Manufacturing	$	643.00
2018	3rd Qtr	Red River	Manufacturing	$	650.00
			Total	$	2,677.00
			Average	$	669.25
			110% of Average	**$**	**736.18**

Building a better working world

110% of Average Weekly Wage for Manufacturing Jobs in Region (Ark-Tex AOG)

Year	Region	Industry	Hourly	Annual
2018	Ark-Tex Council of Governments	Manufacturing	$ 18.73	$ 38,962.00

Average Weekly Wage	$ 749.27
110% of Average	**$ 824.20**

Section 14 Q9 Calculations

110% of Average Weekly Wage for Manufacturing Jobs in Red River County	$ 736.18
x 52 Weeks	52
Minimum Required Annual Wage	**$38,281.36**

Building a better working world

Red River County – All Industries Data

Quarterly Census of Employment and Wages (QCEW) Report

Customize the report/Help with Accessibility

Reset | Export to Excel

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

Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2019	01	Red River	Total All	10	Total, All Industries	671
2019	02	Red River	Total All	10	Total, All Industries	703
2018	01	Red River	Total All	10	Total, All Industries	622
2018	02	Red River	Total All	10	Total, All Industries	649
2018	03	Red River	Total All	10	Total, All Industries	677
2018	04	Red River	Total All	10	Total, All Industries	714

Red River County - Manufacturing Data

Quarterly Census of Employment and Wages (QCEW) Report

Customize the report/Help with Accessibility

Reset | Export to Excel

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

Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2019	01	Red River	Private	1013	Manufacturing	690
2019	02	Red River	Private	1013	Manufacturing	694
2018	01	Red River	Private	1013	Manufacturing	628
2018	02	Red River	Private	1013	Manufacturing	682
2018	03	Red River	Private	1013	Manufacturing	650
2018	04	Red River	Private	1013	Manufacturing	643

Building a better working world

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

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

Calculated by the Texas Workforce Commission Labor Market and Career Information Department.
Data published: July 2019
Data published annually, next update will be July 31, 2020
Annual wage figure assumes a 40-hour work week.

Note: Data is not supported by the Bureau of Labor Statistics (BLS).
Wage data is produced from Texas Occupational Employment Statistics (OES) data, and is not to be compared to BLS estimates.
Data intended only for use in implementing Chapter 313, Tax Code.

Delilah Solar Energy LLC

Application for Appraised Value Limitation on Qualified Property

To

Prairiland ISD

Tab #5

Documentation to assist in determining if limitation is a determining factor

Section 8, Question 2: Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project?
Delilah Solar Energy LLC has begun typical due course, early-stage due diligence to explore feasibility of constructing a solar facility at this site. As such, certain contracts have been executed, including agreements to install meteorological monitoring equipment, lease and easement agreements with landowners, and contracts with various contractors for environmental surveys, geotechnical, topographical, and vegetation management analysis. None of these activities, agreements, or contracts obligate Delilah Solar Energy LLC to construct the project.

Section 8, Questions 6: Has the applicant received commitments for state and local incentives for activities at the proposed project site?
Delilah Solar Energy LLC has entered into Chapter 312 agreement with Red River County for the project.

Section 8, Questions 7 and 10: Is the applicant evaluating other locations not in Texas for the proposed project? 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?
Invenergy, as the parent company of Delilah Solar Energy LLC, is North America's largest privately-held renewable energy provider, with a national portfolio of wind, solar, storage, and natural gas projects. With operations in several regions throughout the contiguous United States, Invenergy considers economic return on investment as they decide where to locate development projects.

Without tax incentives such as the Ch.313 Value Limitation on Qualified Property, the economic return for this project is negatively impacted to the point that locating the project in Red River County becomes unlikely. If Delilah Solar Energy LLC was not able to obtain a value limitation agreement for this project, the project would most likely be terminated and financial resources would be allocated to projects with more favorable economic returns.

Invenergy is currently considering alternative sites outside the State of Texas for solar developments, including locations in the following states: Oklahoma and New Mexico.

Delilah Solar Energy LLC

Application for Appraised Value Limitation on Qualified Property

To

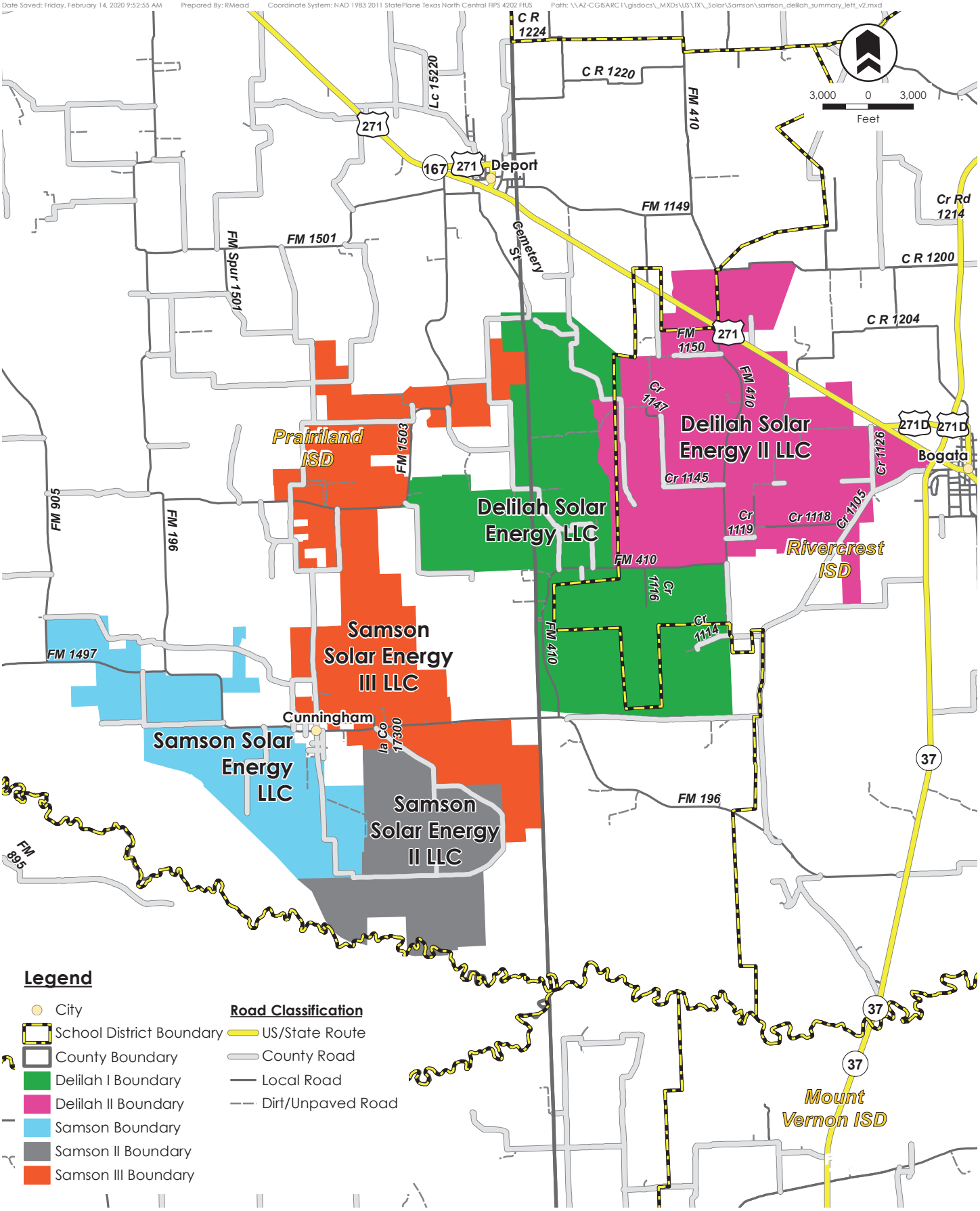
Prairiland ISD

Tab #6

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

See Solar Farm project summary map attached.

Date Saved: Friday, February 14, 2020 9:52:55 AM Prepared By: RMead Coordinate System: NAD 1983 2011 StatePlane Texas North Central FIPS 4202 FtUS Path: \\AZ-CGISARC1\gisdocs_MXDs\US\TX_Solar\Samson\samson_delilah_summary_lett_v2.mxd



Project Summary

Rev. 00

Delilah & Samson Solar Energy Projects | Lamar & Red River Counties, Texas February 14, 2020

Invenergy

Delilah Solar Energy LLC

Application for Appraised Value Limitation on Qualified Property

To

Prairiland ISD

Tab #11

Maps

A. Project vicinity – Attached

B. Qualified investment including location of tangible personal property to be placed in service during the qualifying time period – Attached

C. Qualified property including location of new buildings or new improvements – Attached

D. Existing property – Attached

E. Land location within vicinity map – Attached

F. Reinvestment zone within vicinity map, showing the actual or proposed boundaries and size – Attached

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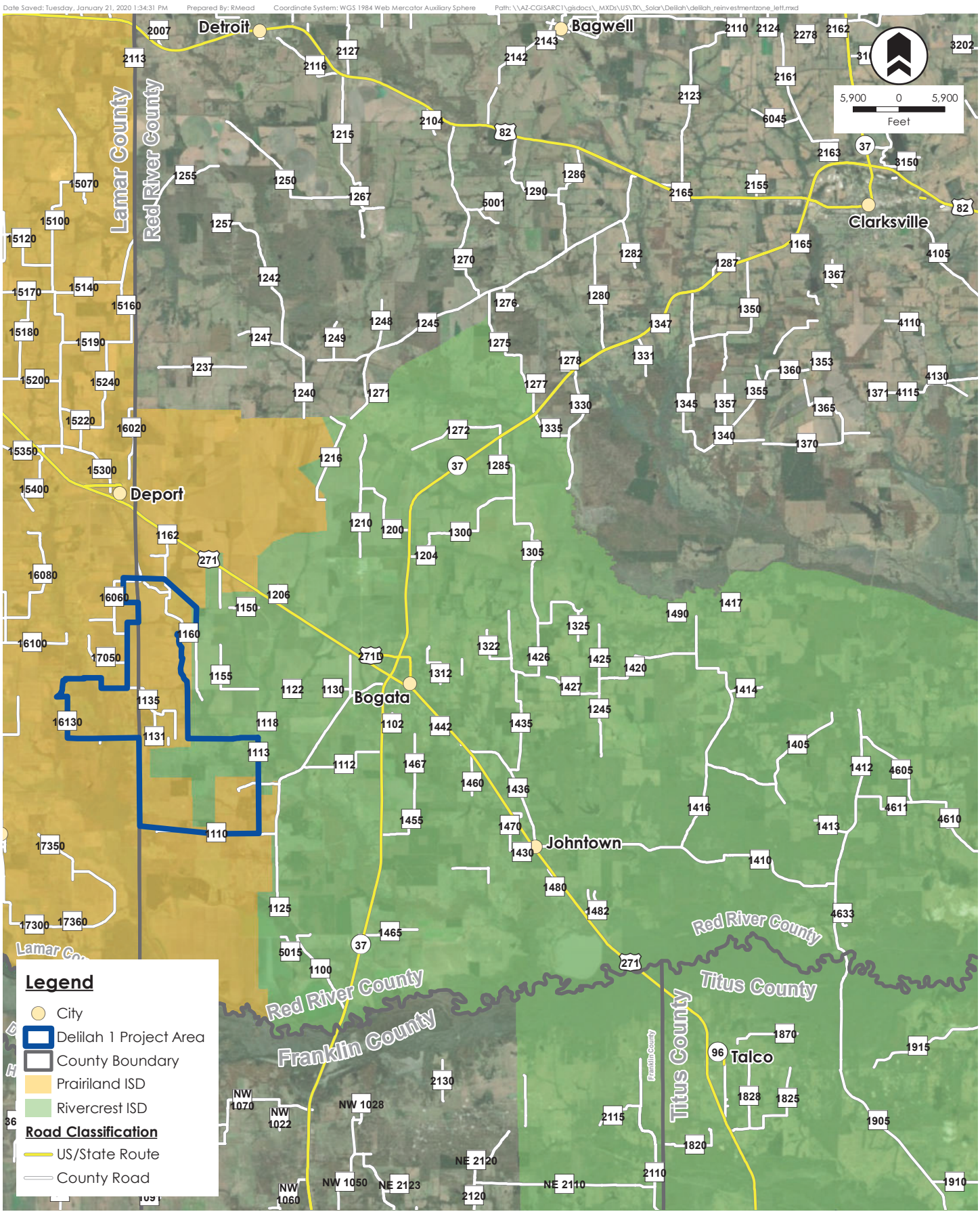

Proximity Map - Delilah Solar Energy I LLC

Delilah Solar Energy Center I LLC | Lamar & Red River Counties, Texas

Rev. 00

January 21, 2020

Invenergy

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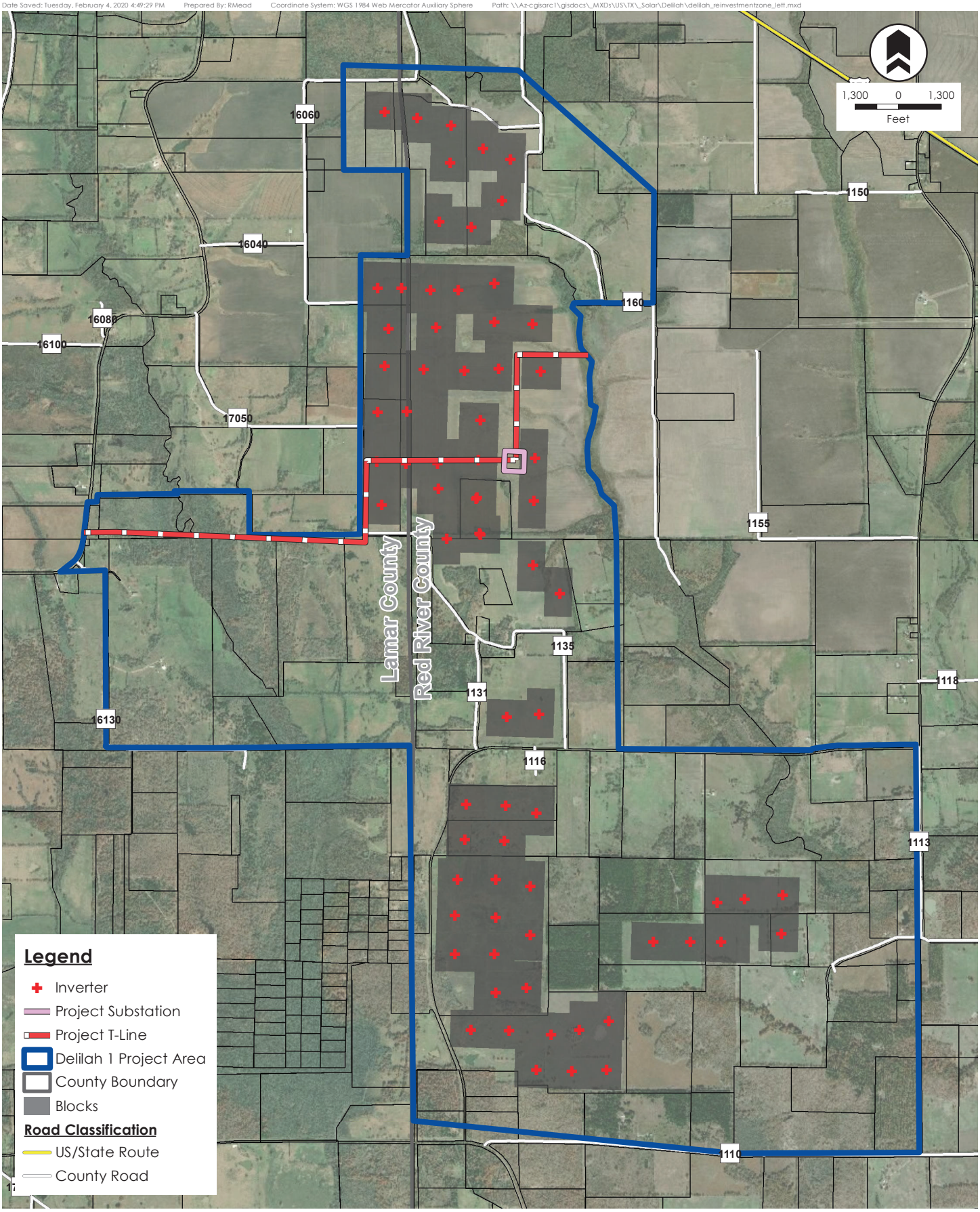


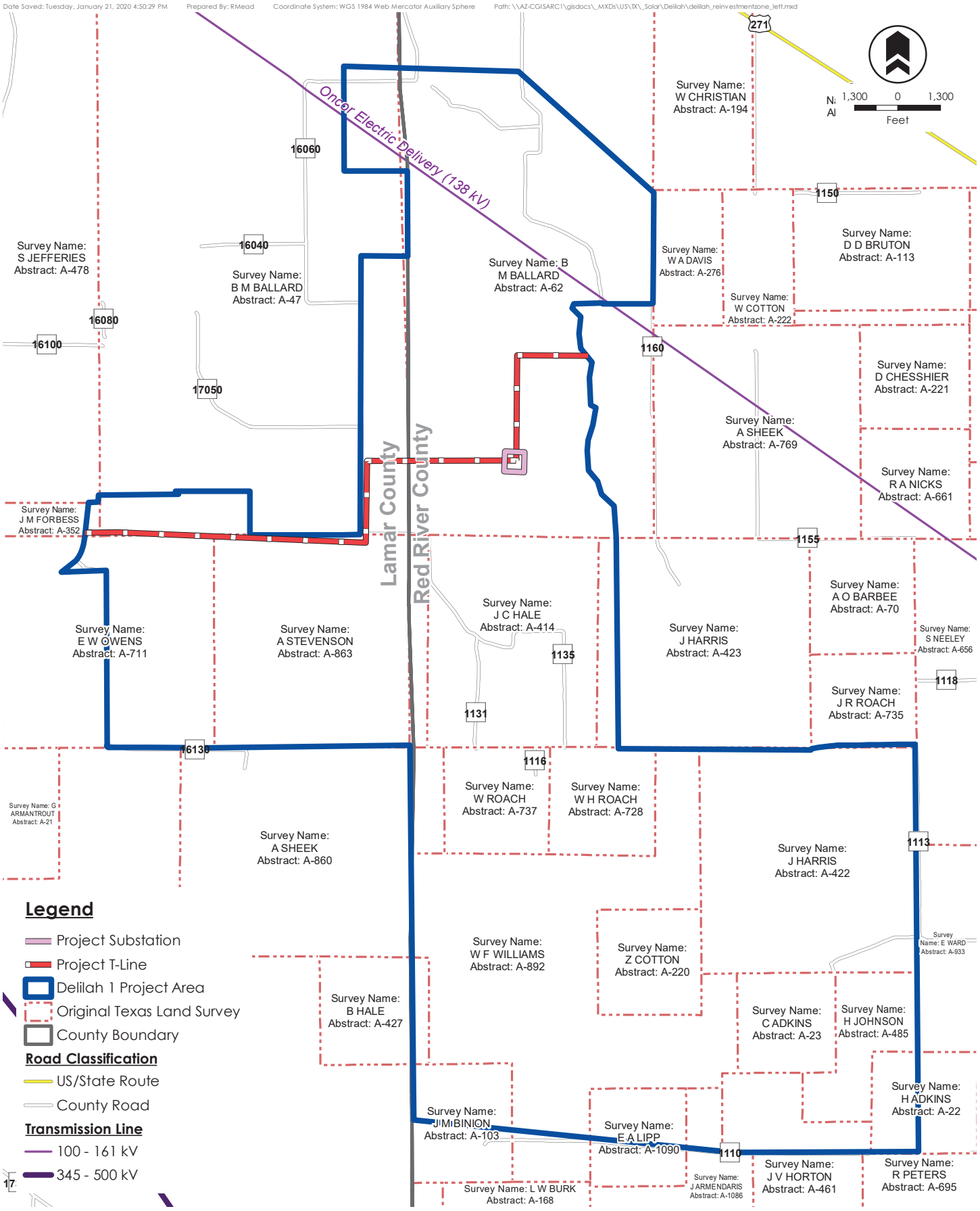
Site Map - Delilah Solar Energy I LLC

Delilah Solar Energy Center I LLC | Lamar and Red River Counties, Texas

Rev. 00

February 05, 2020

Invenergy



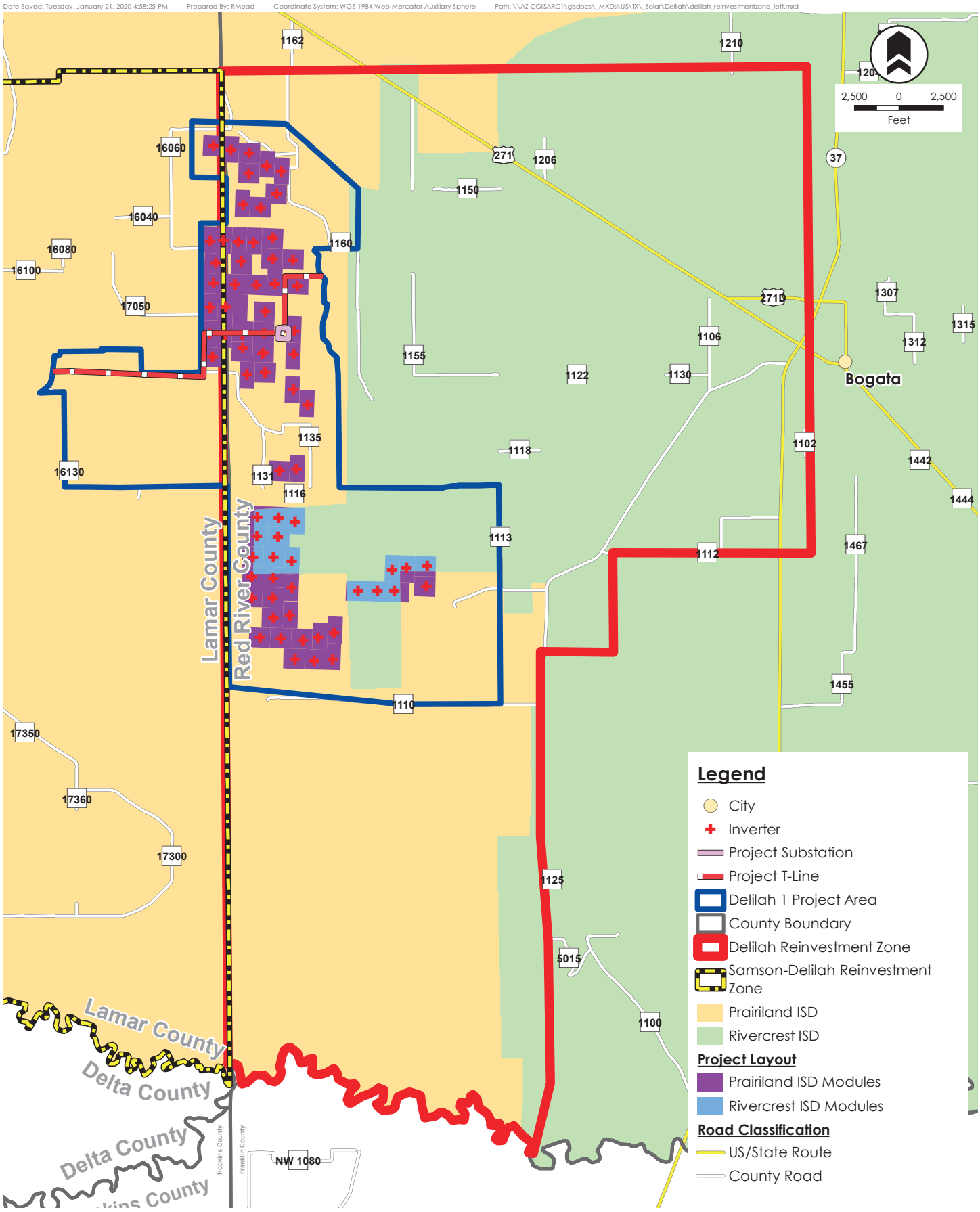
Survey Map - Delilah Solar Energy I LLC

Delilah Solar Energy Center I LLC | Lamar & Red River Counties, Texas

Rev. 00

January 21, 2020

Invenergy



Reinvestment Zone - Delilah Solar Energy I LLC

Delilah Solar Energy Center I LLC | Lamar and Red River Counties, Texas

Rev. 00

January 22, 2020

Invenergy

Delilah Solar Energy LLC

Application for Appraised Value Limitation on Qualified Property

To

Prairiland ISD

Tab #12

Application pages attached

Invenergy

February 10, 2020

Mr. Jeff Ballard
Superintendent
Prairiland Independent School District
466 FM 196 South
Pattonville, Texas 75468

RE: Samson Solar Energy Job Requirements Waiver Request

Dear Superintendent Ballard:

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

Solar projects create a large number of full-time, temporary jobs during the construction phase, but require a small number of highly skilled technicians to operate the solar project once construction operations end and commercial operations have been established. The permanent employees of a solar energy project maintain and service solar panels, mounting racks, underground electrical connections, substations and related infrastructure. There are also asset managers who supervise, monitor, and support solar project operations from offsite locations.

Invenergy owns and operates a number of similar facilities in the State of Texas and, based on this experience, the industry standard for full-time job requirements to operate solar facilities is approximately 1 full-time job per 250MW of nameplate capacity. In line with this standard, and due to the ability for Delilah Solar Energy LLC to share resources among additional solar facilities that may be developed in the area, Invenergy estimates a need for one (1) permanent full-time employee to operate a facility of the size of the Delilah Solar Energy LLC project. As such, Delilah Solar Energy LLC requests the job creation under Chapter 313 of the Texas Code to be waived.

Respectfully,

Delilah Solar Energy LLC

By: _____

James Williams, Vice President of Development

Delilah Solar Energy LLC

Application for Appraised Value Limitation on Qualified Property

To

Prairiland ISD

Tab #14

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

See attached.

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

Date 10/15/2019
Applicant Name Delilah Solar Energy, LLC
ISD Name Prairiland 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 compoments 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)
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	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				$0	$0	$0	$0	$0
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period				$0	$0	$0	$0	$0
Complete tax years of qualifying time period	QTP1	2021-2022	2021	$97,694,960	$0	$0	$0	$97,694,960
	QTP2	2022-2023	2022	$52,604,978	$0	$0	$0	$52,604,978
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				$150,299,938	$0	$0	$0	$150,299,938
				Enter amounts from TOTAL row above in Schedule A2				

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

Date 10/15/2019
Applicant Name Delilah Solar Energy, LLC
ISD Name Prairiland 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 compoments 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)
				Enter amounts from TOTAL row in Schedule A1 in the row below				
Total Investment from Schedule A1*	--	**TOTALS FROM SCHEDULE A1**		$150,299,938	$0	$0	$0	$150,299,938
Each year prior to start of value limitation period** insert as many rows as necessary	Stub	2020-2021	2020	$0	$0	$0	$0	$0
Each year prior to start of value limitation period** insert as many rows as necessary	QTP1	2021-2022	2021	$97,694,960	$0	$0	$0	$97,694,960
Value Limitation Period	QTP2/LP1	2023-2024	2022	$52,604,978	$0	$0	$0	$52,604,978
	2	2024-2025	2023	$0	$0	$0	$0	$0
	3	2025-2026	2024	$0	$0	$0	$0	$0
	4	2026-2027	2025	$0	$0	$0	$0	$0
	5	2027-2028	2026	$0	$0	$0	$0	$0
	6	2028-2029	2027	$0	$0	$0	$0	$0
	7	2029-2030	2028	$0	$0	$0	$0	$0
	8	2030-2031	2029	$0	$0	$0	$0	$0
	9	2031-2032	2030	$0	$0	$0	$0	$0
	10	2032-2033	2031	$0	$0	$0	$0	$0
Total Investment made through limitation				$150,299,938	$0	$0	$0	$150,299,939
Continue to maintain viable presence	11	2033-2034	2032			$0		$0
	12	2034-2035	2033			$0		$0
	13	2035-2036	2034			$0		$0
	14	2036-2037	2035			$0		$0
	15	2037-2038	2036			$0		$0
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2038-2039	2037			$0		$0
	17	2039-2040	2038			$0		$0
	18	2040-2041	2039			$0		$0
	19	2041-2042	2040			$0		$0
	20	2042-2043	2041			$0		$0
	21	2043-2044	2042			$0		$0
	22	2044-2045	2043			$0		$0
	23	2045-2046	2044			$0		$0
	24	2046-2047	2045			$0		$0
	25	2047-2048	2046			$0		$0

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

Date 10/15/2019
Applicant Name Delilah Solar Energy, LLC
ISD Name Prairiland ISD

Form 50-296A
Revised May 2014

				Qualified Property			Estimated Taxable Value		
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	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 "iin 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 redulctions
Each year prior to start of value Limitation Period insert as many rows as necessary	Stub	2020-2021	2020	$0	$0	$0	$0	$0	$0
Each year prior to start of value Limitation Period insert as many rows as necessary	QTP1	2021-2022	2021	$0	$0	$0	$0	$0	$0
Value Limitation Period	QTP2/LP1	2022-2023	2022	$0	$0	$97,694,960	$97,694,960	$97,694,960	$20,000,000
	2	2023-2024	2023	$0	$0	$139,929,243	$139,929,243	$139,929,243	$20,000,000
	3	2024-2025	2024	$0	$0	$128,716,867	$128,716,867	$128,716,867	$20,000,000
	4	2025-2026	2025	$0	$0	$116,617,722	$116,617,722	$116,617,722	$20,000,000
	5	2026-2027	2026	$0	$0	$103,541,628	$103,541,628	$103,541,628	$20,000,000
	6	2027-2028	2027	$0	$0	$89,428,463	$89,428,463	$89,428,463	$20,000,000
	7	2028-2029	2028	$0	$0	$74,188,050	$74,188,050	$74,188,050	$20,000,000
	8	2029-2030	2029	$0	$0	$57,730,206	$57,730,206	$57,730,206	$20,000,000
	9	2030-2031	2030	$0	$0	$39,949,724	$39,949,724	$39,949,724	$20,000,000
	10	2031-2032	2031	$0	$0	$30,059,988	$30,059,988	$30,059,988	$20,000,000
Continue to maintain viable presence	11	2032-2033	2032	$0	$0	$30,059,988	$30,059,988	$30,059,988	$30,059,988
	12	2033-2034	2033	$0	$0	$30,059,988	$30,059,988	$30,059,988	$30,059,988
	13	2034-2035	2034	$0	$0	$30,059,988	$30,059,988	$30,059,988	$30,059,988
	14	2035-2036	2035	$0	$0	$30,059,988	$30,059,988	$30,059,988	$30,059,988
	15	2036-2037	2036	$0	$0	$30,059,988	$30,059,988	$30,059,988	$30,059,988
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2037-2038	2037	$0	$0	$30,059,988	$30,059,988	$30,059,988	$30,059,988
	17	2038-2039	2038	$0	$0	$30,059,988	$30,059,988	$30,059,988	$30,059,988
	18	2039-2040	2039	$0	$0	$30,059,988	$30,059,988	$30,059,988	$30,059,988
	19	2040-2041	2040	$0	$0	$30,059,988	$30,059,988	$30,059,988	$30,059,988
	20	2041-2042	2041	$0	$0	$30,059,988	$30,059,988	$30,059,988	$30,059,988
	21	2042-2043	2042	$0	$0	$30,059,988	$30,059,988	$30,059,988	$30,059,988
	22	2043-2044	2043	$0	$0	$30,059,988	$30,059,988	$30,059,988	$30,059,988
	23	2044-2045	2044	$0	$0	$30,059,988	$30,059,988	$30,059,988	$30,059,988
	24	2045-2046	2045	$0	$0	$30,059,988	$30,059,988	$30,059,988	$30,059,988
	25	2046-2047	2046	$0	$0	$30,059,988	$30,059,988	$30,059,988	$30,059,988

Schedule C: Employment Information

Date 10/15/2019
Applicant Name Delilah Solar Energy, LLC
ISD Name Prairiland 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 insert as many rows as necessary	Stub	2020-2021	2020	0	$0	0	0	n/a
Each year prior to start of value Limitation Period insert as many rows as necessary	QTP1	2021-2022	2021	200 FTE avg; 300 FTE peak	$50,000	0	0	n/a
Value Limitation Period The qualifying time period could overlap the value limitation period.	QTP/LP1	2022-2023	2022	200 FTE avg; 300 FTE peak	$50,000	0	1	$38,282
	2	2023-2024	2023	0	n/a	0	1	$38,282
	3	2024-2025	2024	0	n/a	0	1	$38,282
	4	2025-2026	2025	0	n/a	0	1	$38,282
	5	2026-2027	2026	0	n/a	0	1	$38,282
	6	2027-2028	2027	0	n/a	0	1	$38,282
	7	2028-2029	2028	0	n/a	0	1	$38,282
	8	2029-2030	2029	0	n/a	0	1	$38,282
	9	2030-2031	2030	0	n/a	0	1	$38,282
	10	2031-2032	2031	0	n/a	0	1	$38,282
Years Following Value Limitation Period	11 through 25	2033-2049	2033-2049	0	n/a	0	1	$38,282

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

C1. Are the cumulative number of qualifying jobs listed in Column D less than the number of qualifying jobs required by statute? (25 qualifying jobs in Subchapter B districts, 10 qualifying jobs in Subchapter C districts) ■ Yes ☐ No

C1a. Will the applicant request a job waiverm as provided under 313.025(f-1)? ■ Yes ☐ No

C1b. Will the applicant avail itself of the provision in 313.021(3)(F)? ☐ Yes ■ No

Schedule D: Other Incentives (Estimated)

Date 10/15/2019
Applicant Name Delilah Solar Energy, LLC
ISD Name Prairiland 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 Tex Levy without Incentive	Annual Incentive	Annual Net Tax Levy
Tax Code Chapter 311	County:					
	City:					
	Other:					
Tax Code Chapter 312	County: Red River County	2023	Ten years	$1,125,157	$943,907	$181,250
	City: n/a					
	Other: Lamar County	2023	Ten years	$61,748	$40,748	$21,000
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:						
				$1,186,905	$984,655	$202,250

Additional information on incentives for this project:

Delilah Solar Energy LLC

Application for Appraised Value Limitation on Qualified Property

To

Prairiland ISD

Tab #16

Application pages attached

RED RIVER COUNTY
NOTICE OF PUBLIC HEARING ON
THE PROPOSAL OF
CREATING A REINVESTMENT ZONE
FOR RED RIVER COUNTY

Notice is hereby given that the Commissioners Court of Red River County, Texas, will conduct a Public Hearing to be held at 815 A.M. on Wednesday, June 5th, 2019, in the Commissioners Courtroom at the Red River County Annex, 200 N. Walnut Street, Clarksville, Texas, on the proposal to create a Reinvestment Zone.

Handicapped individuals needing assistance should contact the governmental office before the meeting.

MEETING NO. 27

RED RIVER COUNTY COMMISSIONERS COURT
AGENDA
June 5, 2019

NOTICE IS HEREBY GIVEN THAT A *SPECIAL* MEETING OF THE RED RIVER COUNTY COMMISSIONERS COURT WILL BE HELD ON THE 5th DAY OF JUNE, 2019 AT 8:15 A.M. IN THE RED RIVER COUNTY ANNEX, 200 N. WALNUT, CLARKSVILLE, TEXAS, AT WHICH TIME THE FOLLOWING SUBJECTS WILL BE DISCUSSED, TO WIT:

1. Public Hearing regarding the Proposal of Creating a Reinvestment Zone for Red River County.
2. Adjourn.

Signed on the 30th day of May, 2019.

L.D. Williamson, County Judge

I, the undersigned County Clerk, do hereby certify that the above Notice of Meeting of the above named Commissioners Court is a true and correct copy of said Notice on the bulletin board at the Courthouse door of Red River County, Texas, at a place readily accessible to the general public at all times on the 30th day of May, 2019, at 10:45 o'clock and said Notice remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Dated this, the 30th day of May, 19

Shaydi Weems Deputy
Shawn Weemes County Clerk

NOTICE OF PUBLIC MEETING

RED RIVER COUNTY PROPERTY TAX REINVESTMENT ZONE MEETING NOTICE

RED RIVER COUNTY GIVES NOTICE THAT IT WILL HAVE A VOTING SESSION MEETING ON JUNE 5, 2019, RED RIVER COUNTY ANNEX, 200 N. WALNUT STREET, CLARKSVILLE, TEXAS, AT 8:30 A.M.

AT THIS MEETING, THE COUNTY WILL CONSIDER AND TAKE APPROPRIATE ACTION ON AN ORDER CONCERNING ADOPTION AND DESIGNATION OF A REINVESTMENT ZONE PURSUANT TO THE COUNTY'S GUIDELINES AND CRITERIA UNDER THE PROPERTY REDEVELOPMENT AND TAX ABATEMENT ACT, CHAPTER 312 OF THE TEXAS TAX CODE.

THE FOLLOWING DESCRIBED PROPERTY WOULD BE INCLUDED IN THE PROPOSED REINVESTMENT ZONE (LISTED BY SURVEY NAME AND ABSTRACT NUMBER):

J PRICE A-673; W CHRISTIAN A-194; B M BALLARD A-62; I WILSON A-910; W HUMPHRIES A-420; W A HANCOCK A-459; F SCANTLING A-783; D D BRUTON A-113; W COTTON A-222; W A DAVIS A-276; J H DIRCKS A-256; P KITCHENS A-489; B H EPPERSON A-295; D CHESSHIER A-221; A SHEEK A-769; B CROWNOVER A-191; W G MILLER A-560; R A NICKS A-661; B H EPPERSON A-296; A STEVENSON A-1073; J C HALE A-414; J HARRIS A-423; A O BARBEE A-70; S NEELEY A-656; W NALL A-657; R JONES A-472; J R ROACH A-735; W STEPHENSON A-821; F SCANLING A-784; F SCANTLING A-796; W H ROACH A-728; W ROACH A-737; W F WILLIAMS A-892; J HARRIS A-422; J C BROWN A-148; I STEPHENSON A-1491; B B B & C RR CO A-1406; E WARD A-933; Z COTTON A-220; B HALE A-1063; C ADKINS A-23; H JOHNSON A-485; H ADKINS A-22; R FORESTER A-1535; J M BINION A-103; R PETERS A-695; J ARMENDARIS A-1086; E A LIPP A-1090; J V HORTON A-461; L W BURK A-168; G I HERROD A-1107; J W WOODARD A-953; W JOHNSON A-465; A M NELSON A-658; W MC CRURY A-549; P KITCHENS A-488; A B RINGO A-724; W N DAWSON A-258; B H EPPERSON A-310; H L ST JOHN A-1489; H L ST JOHN A-1455; H L ST JOHN A-1659; and W REYNOLDS A-1469.

MEETING NO. 28
RED RIVER COUNTY
COMMISSIONERS COURT AGENDA
JUNE 5, 2019

NOTICE IS HEREBY GIVEN THAT A *REGULAR* MEETING OF THE RED RIVER COUNTY COMMISSIONERS COURT WILL BE HELD ON THE 5th DAY OF JUNE, 2019 AT 8:30 A.M. IN THE COMMISSIONERS COURTROOM OF THE RED RIVER COUNTY ANNEX, 200 N. WALNUT, CLARKSVILLE, TEXAS, AT WHICH TIME THE FOLLOWING SUBJECTS WILL BE DISCUSSED, TO WIT:

INVOCATION
PL DGE OF ALLEGIANCE TO THE FLAG

1) Call the Meeting to Order.
2) Call the Roll.
3) Consider for approval minutes from the previous Commissioners Court meeting.
4) Public Comments.
5) Consider for approval creating a Reinvestment Zone in Red River County.
6) Consider for approval the Extended Warranty with Hart Intercivic for election equipment.
7) Considerfor approval authorization for Pct. #3 Commissioner Jeff Moore to purchase a 2020 Mack truck on the buyback program, and turning in the 2019 Mack truck.
8) Consider for approval authorization for Pct. #3 Commissioner Jeff Moore to finance the 2020 ack truck with BanCorp South.
9) onsider for approval cancelling the Regular Meeting scheduled for June 12th as three County ommissioners will be attending training in San Antonio the week of June 10th to June 13th..
1 ead into the minutes Certificate of Recycling for the old election equipment from Hart Intercivic
11) Consider for approval budget amendments.
12) Consider for approval line item transfers.
13) Consider for approval all valid claims.
14) Budget Workshop.
15) Adjourn.

Signed this the 30th day of May, 2019.

L.D. Williamson, County Judge

I, the undersigned County Clerk, do hereby certify that the above Notice of Meeting of the above named Commissioners Court is a true and correct copy of said Notice on the bulletin board and on the door of the Red River County Annex, Clarksville, Texas, at a place readily accessible to the general public at all times on the 30th day of May, 2019, at 10:45 PM o'clock and said Notice remained so posted continuously f at least 72 hours preceding the scheduled time of said meeting.
Dated this, the 30 day of May, 2019.

Shawn Wee es, County Clerk

RED RIVER COUNTY
COMMISSIONERS COURT

RESOLUTION AND ORDER DESIGNATING THE DELILAH SOLAR ENERGY REINVESTMENT ZONE IN THE JURISDICTION OF RED RIVER COUNTY, TEXAS

The Commissioners Court of Red River County, Texas, meeting in Regular Session on June 5, 2019, considered the following resolution:

WHEREAS, the Commissioners Court of Red River County, Texas (the "County") has elected to become eligible to participate in tax abatement agreements under the provisions of the Texas Property Redevelopment and Tax Abatement Act (Chapter 312 of the Texas Tax Code) (the "Act"); and,

WHEREAS, the County has adopted guidelines and criteria governing tax abatement agreements in a resolution dated on or about April 17, 2019 (the "Guidelines and Criteria"); and

WHEREAS, a public hearing is required by Chapter 312 of the Texas Tax Code prior to approval of a reinvestment zone; and

WHEREAS, the County (a) timely published or posted all applicable notices of public hearing regarding the designation of the real estate described in the attached Exhibit A as a reinvestment zone for tax abatement purposes and (b) timely notified all applicable presiding officers of the governing body of each taxing unit that includes in its boundaries real property that may be included in the proposed reinvestment zone;

WHEREAS, the improvements proposed for the reinvestment zone are feasible and of benefit to the reinvestment zone after expiration of an abatement agreement; and

WHEREAS, the property described on Exhibit A meets the criteria established in the Guidelines and Criteria for a reinvestment zone; and

WHEREAS, the designation of the reinvestment zone would contribute to the retention or expansion of primary employment or would attract major investment in the reinvestment zone that would be of benefit to the property described on Exhibit A and would contribute to the economic development of the County; and

WHEREAS, all interested members of the public were given an opportunity to make comment at the public hearing.

NOW, THEREFORE, BE IT ORDERED, by the Commissioners Court of Red River County, that:

1. Red River County is eligible to participate in tax abatements; and further

2. The County hereby designates the property located in Red River County, Texas, having the property description in Exhibit A attached to this Resolution and Order as a reinvestment zone under the County's Guidelines and Criteria, having determined that (a) the property described on Exhibit A meets the criteria established in the Guidelines and Criteria, and (b) the designation of such reinvestment zone would contribute to the retention or expansion of primary employment or would attract major investment in the reinvestment zone that would be of benefit to the property described on Exhibit A and that would contribute to the economic development of the County.

3. The reinvestment zone created by this Resolution and Order to include the real property described in Exhibit A shall be known as "Delilah Solar Reinvestment Zone."

4. This resolution shall become effective immediately upon its passage.

The foregoing Resolution and Order was lawfully moved by Commissioner Gentry **duly seconded by** Commissioner Hutson **, and duly adopted by the Commissioners Court of Red River County, Texas, on June 5, 2019.**

L.D. Williamson
County Judge

Donnie Gentry
Commissioner, Precinct 1

David Hutson
Commissioner, Precinct 2

Jeff Moore
Commissioner, Precinct 3

Dan Halley,
Commissioner, Precinct 4

The foregoing Resolution and Order is a true and correct copy of the Resolution and Order passed by the Commissioners Court in Open and Regular Session at the Red River County Annex at 8:30 **a.m. on June 5, 2019.**

COMMISSIONER'S COURT OF RED RIVER COUNTY, TEXAS

Shawn Weemes
County Clerk, Red River County, Texas

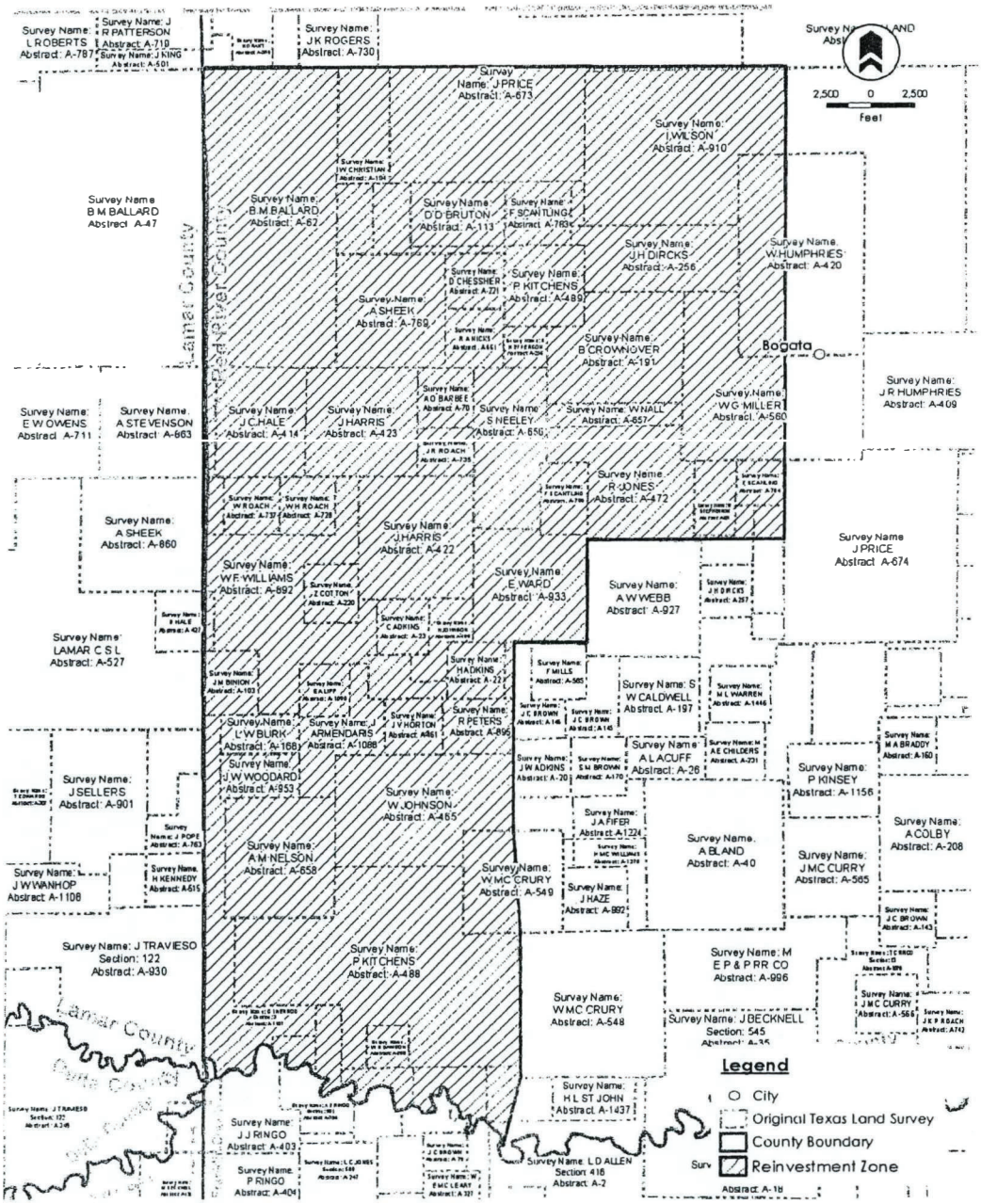
Exhibit A

Property Included in the Delilah Solar Energy Reinvestment Zone

The Delilah Solar Energy Reinvestment Zone includes the real property listed below. A map of the reinvestment zone is attached as the last page of this Exhibit A:

Survey Name	Abstract Number
J PRICE	A-673
W CHRISTIAN	A-194
B M BALLARD	A-62
I WILSON	A-910
W HUMPHRIES	A-420
W A HANCOCK	A-459
F SCANTLING	A-783
D BRUTON	A-113
W COTTON	A-222
W A DAVIS	A-276
J H DIRCKS	A-256
P KITCHENS	A-489
B H EPPERSON	A-295
D CHESSHIER	A-221
A SHEEK	A-769
B CROWNOVER	A-191
W G MILLER	A-560
R A NICKS	A-661
B H EPPERSON	A-296
A STEVENSON	A-1073
J C HALE	A-414
J HARRIS	A-423
A O BARBEE	A-70
S NEELEY	A-656
W NALL	A-657
R JONES	A-472
J R ROACH	A-735
W STEPHENSON	A-821
F SCANLING	A-784
F SCANTLING	A-796
W H ROACH	A-728
W ROACH	A-737
W F WILLIAMS	A-892
J HARRIS	A-422
J C BROWN	A-148
I STEPHENSON	A-1491
B B B & C RR CO	A-1406

E WARD	A-933
Z COTTON	A-220
B HALE	A-1063
C ADKINS	A-23
H JOHNSON	A-485
H ADKINS	A-22
R FORESTER	A-1535
J M BINION	A-103
R PETERS	A-695
J ARMENDARIS	A-1086
E A LIPP	A-1090
J V HORTON	A-461
L W BURK	A-168
G I HERROD	A-1107
J W WOODARD	A-953
W JOHNSON	A-465
A M NELSON	A-658
W MC CRURY	A-549
P KITCHENS	A-488
A B RINGO	A-724
W N DAWSON	A-258
B H EPPERSON	A-310
H L ST JOHN	A-1489
H L ST JOHN	A-1455
H L ST JOHN	A-1659
W REYNOLDS	A-1469



Reinvestment Zone Area Map

Delilah Solar Energy Project | Red River County, Texas

Rev.00
May 14, 2019

Invenergy

SECTION 16: Authorized Signatures and Applicant Certification

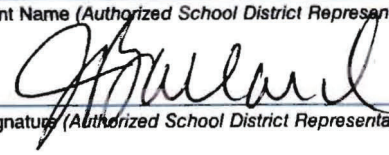
After the application and schedules are complete, an authorized representative from the school district and the business should review the application documents and complete this authorization page. Attach the completed authorization page in **Tab 17. NOTE:** If you amend your application, you will need 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 ▶ Jeff Ballard
Print Name *(Authorized School District Representative)*

Superintendent
Title

sign here ▶ 
Signature *(Authorized School District Representative)*

2/20/20
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 ▶ James Williams
Print Name *(Authorized Company Representative (Applicant))*

Vice President of Development
Title

sign here ▶
Signature *(Authorized Company Representative (Applicant))*

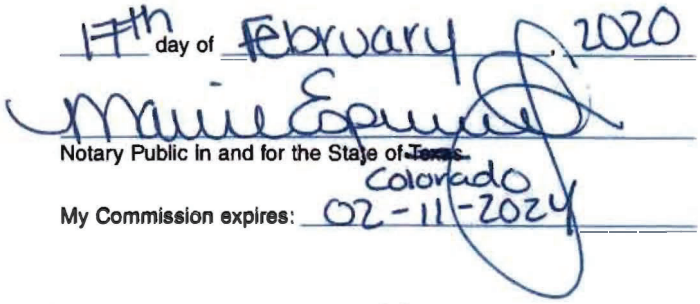
2/17/2020
Date

MARIE ESPINOZA
Notary Public
State of Colorado
Notary ID # 20164005724
My Commission Expires 02-11-2024

(Notary Seal)

GIVEN under my hand and seal of office this, the

17th day of February, 2020


Notary Public in and for the State of ~~Texas~~ Colorado

My Commission expires: 02-11-2024

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.