



GLENN HEGAR TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

P.O. Box 13528 • Austin, TX 78711-3528

April 15, 2020

Jay Baccus
Superintendent
Anson Independent School District
1431 Commercial Ave
Anson, TX 79501

Re: Certificate for Limitation on Appraised Value of Property for School District
Maintenance and Operations taxes by and between Anson Independent School
District and Jones City Solar II, LLC, Application 1458

Dear Superintendent Baccus:

On February 18, 2020, the Comptroller issued written notice that Jones City Solar II, LLC (applicant) submitted a completed application (Application 1458) for a limitation on appraised value under the provisions of Tax Code Chapter 313.¹ This application was originally submitted on August 12, 2019, to the Anson Independent School District (school district) by the applicant.

This presents the results of the Comptroller's review of the application and determinations required:

- 1) under Section 313.025(h) to determine if the property meets the requirements of Section 313.024 for eligibility for a limitation on appraised value under Chapter 313, Subchapter C; and
- 2) under Section 313.025(d), to issue a certificate for a limitation on appraised value of the property and provide the certificate to the governing body of the school district or provide the governing body a written explanation of the Comptroller's decision not to issue a certificate, using the criteria set out in Section 313.026.

Determination required by 313.025(h)

Sec. 313.024(a)	Applicant is subject to tax imposed by Chapter 171.
Sec. 313.024(b)	Applicant is proposing to use the property for an eligible project.

¹ All Statutory references are to the Texas Tax Code, unless otherwise noted.

Sec. 313.024(d) Applicant has requested a waiver to create the required number of new qualifying jobs and pay all jobs created that are not qualifying jobs a wage that exceeds the county average weekly wage for all jobs in the county where the jobs are located.

Sec. 313.024(d-2) Not applicable to Application 1458.

Based on the information provided by the applicant, the Comptroller has determined that the property meets the requirements of Section 313.024 for eligibility for a limitation on appraised value under Chapter 313, Subchapter C.

Certificate decision required by 313.025(d)

Determination required by 313.026(c)(1)

The Comptroller has determined that the project proposed by the applicant is reasonably likely to generate tax revenue in an amount sufficient to offset the school district's maintenance and operations *ad valorem tax* revenue lost as a result of the agreement before the 25th anniversary of the beginning of the limitation period, see Attachment B.

Determination required by 313.026(c)(2)

The Comptroller has determined that the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in this state, see Attachment C.

Based on these determinations, the Comptroller issues a certificate for a limitation on appraised value. This certificate is contingent on the school district's receipt and acceptance of the Texas Education Agency's determination per 313.025(b-1).

The Comptroller's review of the application assumes the accuracy and completeness of the statements in the application. If the application is approved by the school district, the applicant shall perform according to the provisions of the Texas Economic Development Act Agreement (Form 50-826) executed with the school district. The school district shall comply with and enforce the stipulations, provisions, terms, and conditions of the agreement, applicable Texas Administrative Code and Chapter 313, per TAC 9.1054(i)(3).

This certificate is no longer valid if the application is modified, the information presented in the application changes, or the limitation agreement does not conform to the application. Additionally, this certificate is contingent on the school district approving and executing the agreement within a year from the date of this letter.

Note that any building or improvement existing as of the application review start date of February 18, 2020, or any tangible personal property placed in service prior to that date may not become "Qualified Property" as defined by 313.021(2) and the Texas Administrative Code.

Should you have any questions, please contact Will Counihan, Director, Data Analysis & Transparency, by email at will.counihan@cpa.texas.gov or by phone toll-free at 1-800-531-5441, ext. 6-0758, or at 512-936-0758.

Sincerely,

DocuSigned by:

11EA6DEF0EC441E...
Lisa Craven
Deputy Comptroller

Enclosure

cc: Will Counihan

Attachment A – Economic Impact Analysis

The following tables summarize the Comptroller’s economic impact analysis of Jones City Solar II, LLC (project) applying to Anson Independent School District (district), as required by Tax Code, 313.026 and Texas Administrative Code 9.1055(d)(2).

Table 1 is a summary of investment, employment and tax impact of Jones City Solar II, LLC.

Applicant	Jones City Solar II, LLC
Tax Code, 313.024 Eligibility Category	Renewable Energy - Solar
School District	Anson ISD
2018-2019 Average Daily Attendance	688
County	Jones
Proposed Total Investment in District	\$170,000,000
Proposed Qualified Investment	\$170,000,000
Limitation Amount	\$20,000,000
Qualifying Time Period (Full Years)	2022-2023
Number of new qualifying jobs committed to by applicant	1*
Number of new non-qualifying jobs estimated by applicant	0
Average weekly wage of qualifying jobs committed to by applicant	\$794
Minimum weekly wage required for each qualifying job by Tax Code, 313.021(5)(A)	\$794
Minimum annual wage committed to by applicant for qualified jobs	\$41,290
Minimum weekly wage required for non-qualifying jobs	\$743
Minimum annual wage required for non-qualifying jobs	\$38,624
Investment per Qualifying Job	\$170,000,000
Estimated M&O levy without any limit (15 years)	\$8,832,723
Estimated M&O levy with Limitation (15 years)	\$4,067,344
Estimated gross M&O tax benefit (15 years)	\$4,765,379

* Applicant is requesting district to waive requirement to create minimum number of qualifying jobs pursuant to Tax Code, 313.025 (f-1).

Table 2 is the estimated statewide economic impact of Jones City Solar II, LLC (modeled).

Year	Employment			Personal Income		
	Direct	Indirect + Induced	Total	Direct	Indirect + Induced	Total
2021	50	61	111	\$2,500,000	\$5,500,000	\$8,000,000
2022	150	180	330	\$7,500,000	\$18,500,000	\$26,000,000
2023	1	18	19	\$41,290	\$3,958,710	\$4,000,000
2024	1	11	12	\$41,290	\$2,958,710	\$3,000,000
2025	1	1	2	\$41,290	\$958,710	\$1,000,000
2026	1	(3)	-2	\$41,290	\$958,710	\$1,000,000
2027	1	(5)	-4	\$41,290	-\$41,290	\$0
2028	1	(5)	-4	\$41,290	-\$41,290	\$0
2029	1	(3)	-2	\$41,290	-\$41,290	\$0
2030	1	(2)	-1	\$41,290	-\$41,290	\$0
2031	1	0	1	\$41,290	-\$41,290	\$0
2032	1	1	2	\$41,290	\$958,710	\$1,000,000
2033	1	2	3	\$41,290	\$958,710	\$1,000,000
2034	1	3	4	\$41,290	\$958,710	\$1,000,000
2035	1	4	5	\$41,290	\$958,710	\$1,000,000
2036	1	4	5	\$41,290	\$958,710	\$1,000,000

Source: CPA REMI, Jones City Solar II, LLC

Table 3 examines the estimated direct impact on ad valorem taxes to the region if all taxes are assessed.

Year	Estimated Taxable Value for I&S	Estimated Taxable Value for M&O		Anson ISD I&S Tax Levy	Anson ISD M&O Tax Levy	Anson M&O and I&S Tax Levies	Jones County Tax Levy	Anson Hospital District Tax Levy	Estimated Total Property Taxes
			Tax Rate*	0.2187	1.0684		0.6748	0.3823	
2022	\$3,060,000	\$3,060,000		\$6,692	\$32,693	\$39,385	\$20,649	\$11,698	\$71,733
2023	\$109,708,200	\$109,708,200		\$239,932	\$1,172,122	\$1,412,054	\$740,311	\$419,414	\$2,571,780
2024	\$100,210,400	\$100,210,400		\$219,160	\$1,070,648	\$1,289,808	\$676,220	\$383,104	\$2,349,132
2025	\$90,713,100	\$90,713,100		\$198,390	\$969,179	\$1,167,568	\$612,132	\$346,796	\$2,126,496
2026	\$80,031,100	\$80,031,100		\$175,028	\$855,052	\$1,030,080	\$540,050	\$305,959	\$1,876,089
2027	\$69,349,500	\$69,349,500		\$151,667	\$740,930	\$892,597	\$467,970	\$265,123	\$1,625,691
2028	\$58,668,300	\$58,668,300		\$128,308	\$626,812	\$755,120	\$395,894	\$224,289	\$1,375,302
2029	\$46,802,300	\$46,802,300		\$102,357	\$500,036	\$602,392	\$315,822	\$178,925	\$1,097,140
2030	\$36,121,800	\$36,121,800		\$78,998	\$385,925	\$464,924	\$243,750	\$138,094	\$846,767
2031	\$28,997,000	\$28,997,000		\$63,416	\$309,804	\$373,220	\$195,672	\$110,856	\$679,748
2032	\$25,427,800	\$25,427,800		\$55,611	\$271,671	\$327,281	\$171,587	\$97,210	\$596,078
2033	\$25,414,300	\$25,414,300		\$55,581	\$271,526	\$327,107	\$171,496	\$97,159	\$595,762
2034	\$25,401,100	\$25,401,100		\$55,552	\$271,385	\$326,938	\$171,407	\$97,108	\$595,453
2035	\$25,388,300	\$25,388,300		\$55,524	\$271,249	\$326,773	\$171,320	\$97,059	\$595,153
2036	\$25,375,800	\$25,375,800		\$55,497	\$271,115	\$326,612	\$171,236	\$97,012	\$594,860
2037	\$25,363,600	\$25,363,600		\$55,470	\$270,985	\$326,455	\$171,154	\$96,965	\$594,574
2038	\$25,351,700	\$25,351,700		\$55,444	\$270,858	\$326,302	\$171,073	\$96,920	\$594,295
2039	\$25,340,100	\$25,340,100		\$55,419	\$270,734	\$326,152	\$170,995	\$96,875	\$594,023
			Total	\$1,808,046	\$8,832,723	\$10,640,770	\$5,578,736	\$3,160,567	\$19,380,073

Source: CPA, Jones City Solar II, LLC

*Tax Rate per \$100 Valuation

Table 4 examines the estimated direct impact on ad valorem taxes to the school district and Jones County, with all property tax incentives sought being granted using estimated market value from the application. The project has applied for a value limitation under Chapter 313, Tax Code and tax abatement with the county.

The difference noted in the last line is the difference between the totals in Table 3 and Table 4.

Year	Estimated Taxable Value for I&S	Estimated Taxable Value for M&O		Anson ISD I&S Tax Levy	Anson ISD M&O Tax Levy	Anson M&O and I&S Tax Levies	Jones County Tax Levy	Anson Hospital District Tax Levy	Estimated Total Property Taxes
			Tax Rate*	0.2187	1.0684		0.6748	0.3823	
2022	\$3,060,000	\$3,060,000		\$6,692	\$32,693	\$39,385	\$20,649	\$11,698	\$71,733
2023	\$109,708,200	\$20,000,000		\$239,932	\$213,680	\$453,612	\$185,078	\$419,414	\$1,058,104
2024	\$100,210,400	\$20,000,000		\$219,160	\$213,680	\$432,840	\$169,055	\$383,104	\$984,999
2025	\$90,713,100	\$20,000,000		\$198,390	\$213,680	\$412,070	\$153,033	\$346,796	\$911,899
2026	\$80,031,100	\$20,000,000		\$175,028	\$213,680	\$388,708	\$135,012	\$305,959	\$829,679
2027	\$69,349,500	\$20,000,000		\$151,667	\$213,680	\$365,347	\$116,993	\$265,123	\$747,463
2028	\$58,668,300	\$20,000,000		\$128,308	\$213,680	\$341,988	\$98,973	\$224,289	\$665,250
2029	\$46,802,300	\$20,000,000		\$102,357	\$213,680	\$316,037	\$78,955	\$178,925	\$573,917
2030	\$36,121,800	\$20,000,000		\$78,998	\$213,680	\$292,678	\$60,937	\$138,094	\$491,709
2031	\$28,997,000	\$20,000,000		\$63,416	\$213,680	\$277,096	\$48,918	\$110,856	\$436,870
2032	\$25,427,800	\$20,000,000		\$55,611	\$213,680	\$269,291	\$42,897	\$97,210	\$409,398
2033	\$25,414,300	\$25,414,300		\$55,581	\$271,526	\$327,107	\$171,496	\$97,159	\$595,762
2034	\$25,401,100	\$25,401,100		\$55,552	\$271,385	\$326,938	\$171,407	\$97,108	\$595,453
2035	\$25,388,300	\$25,388,300		\$55,524	\$271,249	\$326,773	\$171,320	\$97,059	\$595,153
2036	\$25,375,800	\$25,375,800		\$55,497	\$271,115	\$326,612	\$171,236	\$97,012	\$594,860
2037	\$25,363,600	\$25,363,600		\$55,470	\$270,985	\$326,455	\$171,154	\$96,965	\$594,574
2038	\$25,351,700	\$25,351,700		\$55,444	\$270,858	\$326,302	\$171,073	\$96,920	\$594,295
2039	\$25,340,100	\$25,340,100		\$55,419	\$270,734	\$326,152	\$170,995	\$96,875	\$594,023
			Total	\$1,808,046	\$4,067,344	\$5,875,391	\$2,309,181	\$3,160,567	\$11,345,139
			Diff	\$0	\$4,765,379	\$4,765,379	\$3,269,555	\$0	\$8,034,934
Assumes School Value Limitation and Tax Abatements with the County.									

Source: CPA, Jones City Solar II, LLC

*Tax Rate per \$100 Valuation

Disclaimer: This examination is based on information from the application submitted to the school district and forwarded to the comptroller. It is intended to meet the statutory requirement of Chapter 313 of the Tax Code and is not intended for any other purpose.

Attachment B – Tax Revenue before 25th Anniversary of Limitation Start

This represents the Comptroller's determination that Jones City Solar II, LLC (project) is reasonably likely to generate, before the 25th anniversary of the beginning of the limitation period, tax revenue in an amount sufficient to offset the school district maintenance and operations ad valorem tax revenue lost as a result of the agreement. This evaluation is based on an analysis of the estimated M&O portion of the school district property tax levy directly related to this project, using estimated taxable values provided in the application.

	Tax Year	Estimated ISD M&O Tax Levy Generated (Annual)	Estimated ISD M&O Tax Levy Generated (Cumulative)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Annual)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Cumulative)
Limitation Pre-Years	2020	\$0	\$0	\$0	\$0
	2021	\$0	\$0	\$0	\$0
	2022	\$32,693	\$32,693	\$0	\$0
Limitation Period (10 Years)	2023	\$213,680	\$246,373	\$958,442	\$958,442
	2024	\$213,680	\$460,053	\$856,968	\$1,815,410
	2025	\$213,680	\$673,733	\$755,499	\$2,570,909
	2026	\$213,680	\$887,413	\$641,372	\$3,212,281
	2027	\$213,680	\$1,101,093	\$527,250	\$3,739,531
	2028	\$213,680	\$1,314,773	\$413,132	\$4,152,664
	2029	\$213,680	\$1,528,453	\$286,356	\$4,439,019
	2030	\$213,680	\$1,742,133	\$172,245	\$4,611,265
	2031	\$213,680	\$1,955,813	\$96,124	\$4,707,389
	2032	\$213,680	\$2,169,493	\$57,991	\$4,765,379
Maintain Viable Presence (5 Years)	2033	\$271,526	\$2,441,019	\$0	\$4,765,379
	2034	\$271,385	\$2,712,405	\$0	\$4,765,379
	2035	\$271,249	\$2,983,653	\$0	\$4,765,379
	2036	\$271,115	\$3,254,768	\$0	\$4,765,379
	2037	\$270,985	\$3,525,753	\$0	\$4,765,379
Additional Years as Required by 313.026(c)(1) (10 Years)	2038	\$270,858	\$3,796,611	\$0	\$4,765,379
	2039	\$270,734	\$4,067,344	\$0	\$4,765,379
	2040	\$270,613	\$4,337,957	\$0	\$4,765,379
	2041	\$270,495	\$4,608,453	\$0	\$4,765,379
	2042	\$270,380	\$4,878,833	\$0	\$4,765,379
	2043	\$270,268	\$5,149,100	\$0	\$4,765,379
	2044	\$270,159	\$5,419,259	\$0	\$4,765,379
	2045	\$270,052	\$5,689,311	\$0	\$4,765,379
	2046	\$269,948	\$5,959,260	\$0	\$4,765,379
	2047	\$269,847	\$6,229,106	\$0	\$4,765,379
		\$6,229,106	is greater than	\$4,765,379	
Analysis Summary					
Is the project reasonably likely to generate tax revenue in an amount sufficient to offset the M&O levy loss as a result of the limitation agreement?					Yes

Source: CPA, Jones City Solar II, LLC

Disclaimer: This examination is based on information from the application submitted to the school district and forwarded to the comptroller. It is intended to meet the statutory requirement of Chapter 313 of the Tax Code and is not intended for any other purpose.

Attachment C – Limitation as a Determining Factor

Tax Code 313.026 states that the Comptroller may not issue a certificate for a limitation on appraised value under this chapter for property described in an application unless the comptroller determines that “the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in this state.” This represents the basis for the Comptroller’s determination.

Methodology

Texas Administrative Code 9.1055(d) states the Comptroller shall review any information available to the Comptroller including:

- the application, including the responses to the questions in Section 8 (Limitation as a Determining Factor);
- public documents or statements by the applicant concerning business operations or site location issues or in which the applicant is a subject;
- statements by officials of the applicant, public documents or statements by governmental or industry officials concerning business operations or site location issues;
- existing investment and operations at or near the site or in the state that may impact the proposed project;
- announced real estate transactions, utility records, permit requests, industry publications or other sources that may provide information helpful in making the determination; and
- market information, raw materials or other production inputs, availability, existing facility locations, committed incentives, infrastructure issues, utility issues, location of buyers, nature of market, supply chains, other known sites under consideration.

Determination

The Comptroller **has determined** that the limitation on appraised value is a determining factor in the Jones City Solar II, LLC’s decision to invest capital and construct the project in this state. This is based on information available, including information provided by the applicant. Specifically, the comptroller notes the following:

- Per Jones City Solar II, LLC (parent company Renewable Energy Systems (RES) in Tab 5 of their Application for a Limitation on Appraised Value:
 - A. “RES has been providing services in development, engineering, construction, and operations since 1982. RES is active in states throughout the United states, where each project individually competes for a finite pool of capital investment. State and local tax incentives contribute to the lowering of the cost of power sold to our customers and making our investments more viable and marketable.”
 - B. “RES has various projects in development throughout the country and are continually comparing investment opportunities, rate of returns, and market viability of each project based upon project financial metrics. RES currently has ongoing project developments in many states, including but not limited to Arkansas, Kansas and New Mexico.
 - C. “Due to the extreme competitive power market in Texas most if not all PPA’s economic model assumptions are based on the Project securing this Chapter 313 appraised value limitation and other local tax incentives. The property tax liabilities of a project without tax incentives in Texas lowers the return to investors and financiers to an unacceptable level at today’s contracted power rate under a PPA. A signed PPA in the Texas market is at a much lower rate than other states because competitively low electricity prices, Bothe parties of the PPA have an escape clause if the terms of the PPA cannot be met. Without the tax incentives in Texas, a project with a PPA becomes non-financeable. Therefore, this appraised value limitation is critical to the ability of the proposed Project to move forward as currently sited.”

Supporting Information

- a) Section 8 of the Application for a Limitation on Appraised Value
- b) Attachments provided in Tab 5 of the Application for a Limitation on Appraised Value
- c) Additional information provided by the Applicant or located by the Comptroller

Disclaimer: This examination is based on information from the application submitted to the school district and forwarded to the comptroller. It is intended to meet the statutory requirement of Chapter 313 of the Tax Code and is not intended for any other purpose.

Attachment C – Limitation as a Determining Factor

Supporting Information

Section 8 of the Application for a Limitation on Appraised Value

Application for Appraised Value Limitation on Qualified Property

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:

☒ Land has no existing improvements

☐ Land has existing improvements (*complete Section 13*)

☐ Expansion of existing operation on the land (*complete Section 13*)

☐ 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.

Attachment C – Limitation as a Determining Factor

Supporting Information

**Attachments provided in Tab 5
of the Application for a
Limitation on Appraised Value**

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

As one of the top renewable energy companies in the world, Renewable Energy Systems (RES) has been providing services in development, engineering, construction, and operations since 1982. RES has developed and/or built over 16 GW of renewable energy capacity worldwide, has an asset management portfolio exceeding 3 GW, and is active in a range of energy technologies including onshore wind, solar, energy storage, transmission, and demand side management (DSM).

RES is keen to develop and build the proposed Jones City Solar II Project as per this application, but since this Project is still in the early stages of development, further investment could be, if necessary, redeployed to other counties and states competing for similar solar projects. RES is active in states throughout the United States, where each project individually competes for a finite pool of capital investment. State and local tax incentives contribute to the lowering of the cost of power sold to our customers and making our investment more viable and marketable. RES has various projects in development throughout the country and are continually comparing investment opportunities, rate of return, and market viability of each project based upon project financial metrics. For example, RES currently has ongoing project developments in many states, including but not limited to, Arkansas, Kansas and New Mexico.

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

Attachment C – Limitation as a Determining Factor

Supporting Information

Additional information
provided by the Applicant or
located by the Comptroller

COMPTROLLER QUERY RELATED TO TAX CODE CHAPTER 313.026(c)(2)
Anson ISD–Jones City Solar II, LLC App. #1458

Comptroller Questions (via email on January 22, 2020):

1. *Is the Jones City Solar II, LLC currently known by any other project names?*
2. *Has this project applied to ERCOT at this time? If so, please provide the project's IGNR number and when was it assigned.*
3. *Please also list any other names by which this project may have been known in the past-in media reports, investor presentations, or any listings with any federal or state agency*

Applicant Response (via email on January 28, 2020):

1. *Lone Star I, Lone Star Phase I, "Crowded Star Project (Phase I) as it's known by ERCOT and Lone Star Transmission*
2. *Yes, 20INR0241 assigned 1/2/2019 assigned 1/2/2019.*
3. *Lone Star I, Lone Star Phase I, "Crowded Star Solar Project (Phase 1)" as it's known by ERCOT and Lone Star Transmission.*