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August 21, 2020

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

RE: Amendment001 Execution001 of the Application to the Anson Independent School District from Jones City Solar II, LLC

To the Local Government Assistance & Economic Analysis Division:

Enclosed. Please find Amendment001 Execution of the Application to the Anson ISD from Jones City Solar II, LLC. The following changes have been made:

- Tabs 4, 7 and 8 - Company has reduced the project size from 200MW to 185MW. The company has reduced the amount of PV modules and inverters.
- Tab 11 – Company has added updated Vicinity and Qualified Property Maps
- Tab 14 – Company has updated tab 14 showing the changes in the investment.
- New Signature Page

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

Sincerely,



Kevin O'Hanlon
School District Consultant

Cc: Jones County Appraisal District
Jones City Solar II, LLC

Jones City Solar II, LLC

Chapter 313 Application to Anson ISD

Cummings Westlake, LLC

TAB 4

Detailed Description of the Project

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

Jones City Solar II, LLC (Jones City Solar II) is requesting an appraised value limitation from Anson Independent School District (ISD) for the Jones City Solar II Project (the “Project”), a proposed solar powered electric generating facility in Jones County. The proposed Anson ISD Project (this application) will be constructed within a Reinvestment Zone that will be established by Jones County. A map showing the location of the project is included in TAB 11.

The proposed Project is anticipated to have a capacity of approximately 185 MW located in Anson ISD. The exact number and location of panels and inverters will vary depending upon ongoing siting analysis, manufacturer’s availability, prices, and the megawatt generating capacity of the Project when completed. Current estimated plans are to install approximately 501,625 PV modules and 64 inverters with all improvements located in Anson ISD. The Applicant requests a value limitation for all facilities and equipment installed for the Project, including; solar modules/panels, racking and mounting structures, inverters, combiner boxes, meteorological equipment, foundations, roadways, O&M building, paving, fencing, collection system, electrical substations, generation transmission tie line and associated towers, interconnection facilities and all eligible ancillary and necessary equipment.

Full construction of the Project is anticipated to begin in the June of 2021 with completion by December 31, 2022.

**NOTE:* The map in TAB 11 shows the potential locations of improvements within Anson ISD boundaries; however, the final number of panels and inverters and the location of each of these facilities is dependent upon ongoing negotiations with power purchasers and other factors.

Jones City Solar II, LLC

Chapter 313 Application to Anson ISD

Cummings Westlake, LLC

TAB 7*Description of Qualified Investment*

Jones City Solar II, LLC plans to construct a 185 MW solar farm in Jones County.

This application covers all qualified property within Anson ISD necessary for the commercial operations of the proposed solar farm described in Tab 4. One hundred and eighty-five megawatts (185 MW) will be located in Anson ISD. Panel placement is subject to change but for purposes of this application, the Project anticipates using approximately 501,625 PV modules or equivalent and 64 inverters.

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

Qualified Investment and qualified property includes; solar modules/panels, racking and mounting structures, inverters, combiner boxes, meteorological equipment, foundations, roadways, O&M building, paving, fencing, collection system, electrical substations, generation transmission tie line and associated towers, interconnection facilities, control systems necessary for commercial generation of electricity and all eligible ancillary and necessary equipment.

**NOTE:* The map in TAB 11 shows the potential locations of improvements within Anson ISD boundaries; however, the final number of panels and inverters and the location of each of these facilities is dependent upon ongoing negotiations with power purchasers and other factors.

Jones City Solar II, LLC

Chapter 313 Application to Anson ISD

Cummings Westlake, LLC

TAB 8*Description of Qualified Property*

Jones City Solar II, LLC plans to construct a 185 MW solar farm in Jones County.

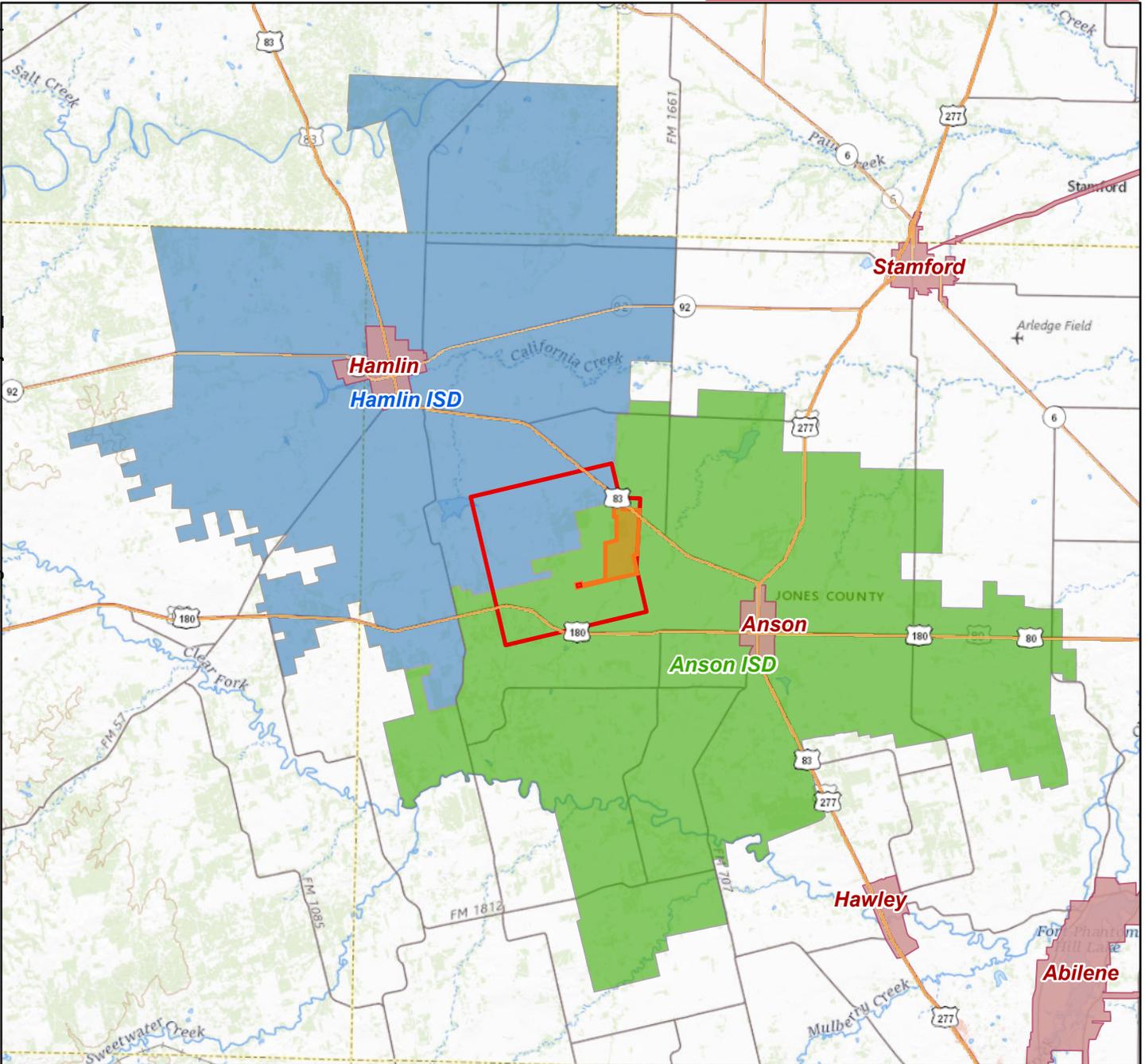
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This application covers all qualified investment and qualified property necessary for the commercial operations of the solar farm.

Qualified Investment and qualified property includes; solar modules/panels, racking and mounting structures, inverters, combiner boxes, meteorological equipment, foundations, roadways, O&M building, paving, fencing, collection system, electrical substations, generation transmission tie line and associated towers, interconnection facilities, control systems necessary for commercial generation of electricity and all eligible ancillary and necessary equipment.

**NOTE:* The map in TAB 11 shows the potential locations of improvements within Anson ISD boundaries; however, the final number of panels and inverters and the location of each of these facilities is dependent upon ongoing negotiations with power purchasers and other factors.

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Vicinity Map
Jones City Solar LLC (Lone Star) Phase 2

0 5 10 km.

0 4.75 9.5 mi.



1:350,000

Project

- Proposed Substation Location
- Phase II Boundary

Administrative

- Incorporated Places
- Proposed Reinvestment Zone

School Districts

- Name**
- Anson ISD
 - Hamlin ISD



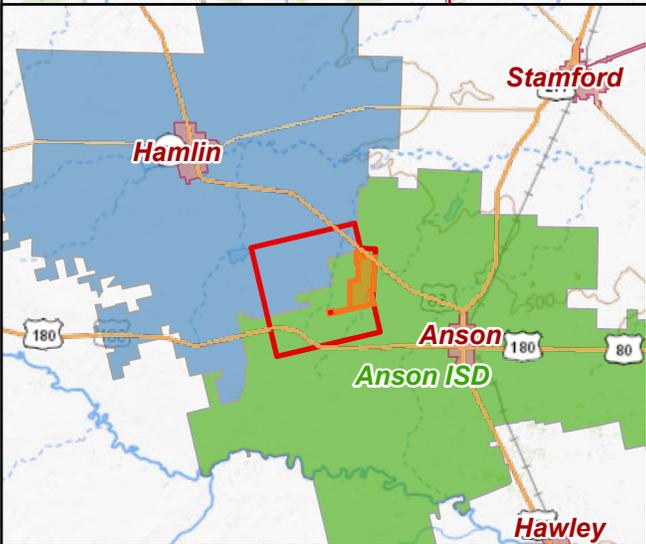
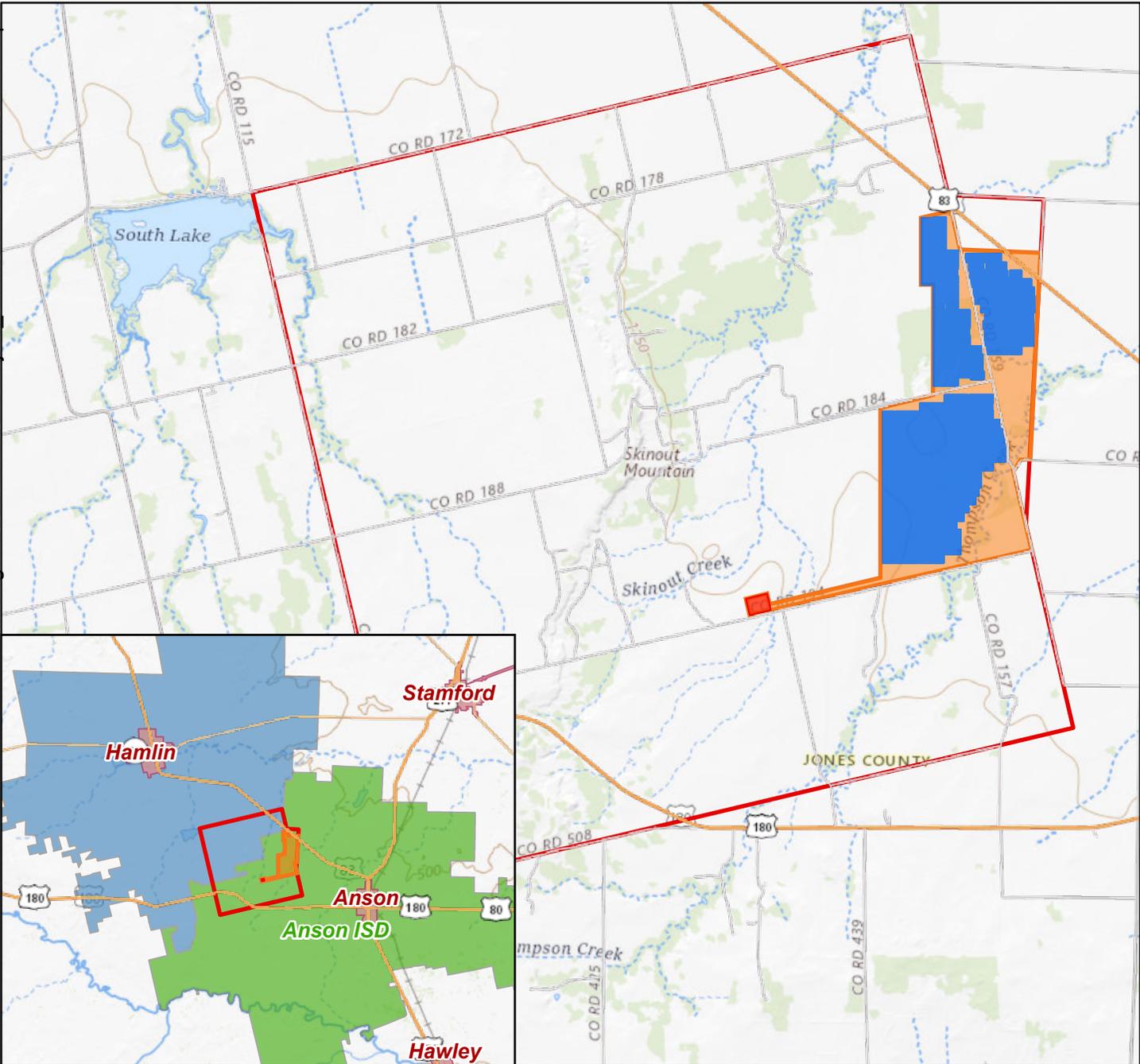
LAYOUT # 000
PROJECT # 22468
PROJECT CODE lon
EDITOR mlamendola
EDIT DATE 2/27/2020
COORDSYS NAD 1983 HARN StatePlane Texas
 North Central FIPS 4202 Feet

RENEWABLE ENERGY SYSTEMS



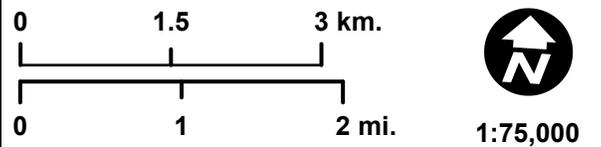
11101 W. 120th Ave., Suite 400
 Broomfield, CO, 80021
 Phone: (303) 429-4200
 Fax: (303) 429-4299

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Improvements Map

Jones City Solar LLC (Lone Star) Phase 2



Project

- Proposed Substation Location
- Phase II Boundary
- Phase II Solar Layout

Administrative

- Incorporated Places
- Proposed Reinvestment Zone



LAYOUT #	000
PROJECT #	22468
PROJECT CODE	lon
EDITOR	mlamendola
EDIT DATE	2/27/2020
COORDSYS	NAD 1983 HARN StatePlane Texas North Central FIPS 4202 Feet

RENEWABLE ENERGY SYSTEMS
 11101 W. 120th Ave., Suite 400
 Broomfield, CO, 80021
 Phone: (303) 429-4200
 Fax: (303) 429-4299



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

Date **3/11/2020**
 Applicant Name **Jones City Solar II, LLC**
 ISD Name **Anson ISD**

Form 50-296A

Revised May 2014

1458-ansonisd-jonescitysolarII-amendment001execution001

PROPERTY INVESTMENT AMOUNTS									
(Estimated investment in each year. Do not put cumulative totals.)									
				Column A	Column B	Column C	Column D	Column E	
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other new investment made during this year that will <u>not</u> 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				Not eligible to become Qualified Property				[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	--	Year preceding the first complete tax year of the qualifying time period (assuming no deferrals of qualifying time period)	2021	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			31,450,000	0	0	0	31,450,000		
Complete tax years of qualifying time period	QTP1	2022-2023	2022	125,100,000	700,000	0	0	125,800,000	
	QTP2	2023-2024	2023	0	0	0	0	0	
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				156,550,000	700,000	0	0	157,250,000	
				Enter amounts from TOTAL row above in Schedule A2					
Total Qualified Investment (sum of green cells)				157,250,000					

For All Columns: List amount invested each year, not cumulative totals.

Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application.

Only tangible personal property that is specifically described in the application can become qualified property.

Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.

Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property—described in SECTION 13, question #5 of the application.

Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.

Total Investment: Add together each cell in a column and enter the sum in the blue total investment row. Enter the data from this row into the first row in Schedule A2.

Qualified Investment: For the green qualified investment cell, enter the sum of all the green-shaded cells.

PROPERTY INVESTMENT AMOUNTS

1458-ansonisd-jonescitysolarII-amendment001execution001

(Estimated investment in each year. Do not put cumulative totals.)

Table with columns: Year, School Year, Tax Year, Column A (New investment in tangible personal property), Column B (New investment in buildings or permanent nonremovable components), Column C (Other investment that will not become Qualified Property), Column D (Other investment that will become Qualified Property), Column E (Total Investment). Rows include 'Total Investment from Schedule A1*', 'Each year prior to start of value limitation period**', 'Value limitation period***' (years 1-10), 'Total Investment made through limitation', 'Continue to maintain viable presence' (years 11-15), and 'Additional years for 25 year economic impact as required by 313.026(c)(1)' (years 16-25).

* All investments made through the qualifying time period are captured and totaled on Schedule A1 [blue box] and incorporated into this schedule in the first row.

** Only investment made during deferrals of the start of the limitation (after the end of qualifying time period but before the start of the Value Limitation Period) should be included in the "year prior to start of value limitation period" row(s). If the limitation starts at the end of the qualifying time period or the qualifying time period overlaps the limitation, no investment should be included on this line.

*** If your qualifying time period will overlap your value limitation period, do not also include investment made during the qualifying time period in years 1 and/or 2 of the value limitation period, depending on the overlap. Only include investments/years that were not captured on Schedule A1.

For All Columns: List amount invested each year, not cumulative totals. Only include investments in the remaining rows of Schedule A2 that were not captured on Schedule A1.

Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application. Only tangible personal property that is specifically described in the application can become qualified property.

Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.

Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property—described in SECTION 13, question #5 of the application.

Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.

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

Date

3/11/2020

Applicant Name

Jones City Solar II, LLC

1458-ansonisd-jonescitysolarII-amendment001execut Form 50-296A

ISD Name

Anson ISD

Revised May 2014

	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Qualified Property			Estimated Taxable Value		
				Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2022-2023	2022	0	0	2,830,500	2,830,500	2,830,500	2,830,500
Value Limitation Period	1	2023-2024	2023	0	679,000	100,818,200	101,497,200	101,497,200	20,000,000
	2	2024-2025	2024	0	662,000	92,051,400	92,713,400	92,713,400	20,000,000
	3	2025-2026	2025	0	645,500	83,284,600	83,930,100	83,930,100	20,000,000
	4	2026-2027	2026	0	629,400	73,421,950	74,051,350	74,051,350	20,000,000
	5	2027-2028	2027	0	613,700	63,559,300	64,173,000	64,173,000	20,000,000
	6	2028-2029	2028	0	598,400	53,696,650	54,295,050	54,295,050	20,000,000
	7	2029-2030	2029	0	583,400	42,738,150	43,321,550	43,321,550	20,000,000
	8	2030-2031	2030	0	568,800	32,875,500	33,444,300	33,444,300	20,000,000
	9	2031-2032	2031	0	554,600	26,300,400	26,855,000	26,855,000	20,000,000
	10	2032-2033	2032	0	540,700	23,012,850	23,553,550	23,553,550	20,000,000
Continue to maintain viable presence	11	2033-2034	2033	0	527,200	23,012,850	23,540,050	23,540,050	23,540,050
	12	2034-2035	2034	0	514,000	23,012,850	23,526,850	23,526,850	23,526,850
	13	2035-2036	2035	0	501,200	23,012,850	23,514,050	23,514,050	23,514,050
	14	2036-2037	2036	0	488,700	23,012,850	23,501,550	23,501,550	23,501,550
	15	2037-2038	2037	0	476,500	23,012,850	23,489,350	23,489,350	23,489,350
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2038-2039	2038	0	464,600	23,012,850	23,477,450	23,477,450	23,477,450
	17	2039-2040	2039	0	453,000	23,012,850	23,465,850	23,465,850	23,465,850
	18	2040-2041	2040	0	441,700	23,012,850	23,454,550	23,454,550	23,454,550
	19	2041-2042	2041	0	430,700	23,012,850	23,443,550	23,443,550	23,443,550
	20	2042-2043	2042	0	419,900	23,012,850	23,432,750	23,432,750	23,432,750
	21	2043-2044	2043	0	409,400	23,012,850	23,422,250	23,422,250	23,422,250
	22	2044-2045	2044	0	399,200	23,012,850	23,412,050	23,412,050	23,412,050
	23	2045-2046	2045	0	389,200	23,012,850	23,402,050	23,402,050	23,402,050
	24	2046-2047	2046	0	379,500	23,012,850	23,392,350	23,392,350	23,392,350
	25	2047-2048	2047	0	370,000	23,012,850	23,382,850	23,382,850	23,382,850

Notes: Market value in future years is good faith estimate of future taxable value for the purposes of property taxation.
Only include market value for eligible property on this schedule.

Schedule C: Employment Information

Date 3/11/2020
Applicant Name Jones City Solar II, LLC
ISD Name Anson 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 Number of Construction FTE's or man-hours (specify)	Column B Average annual wage rates for construction workers	Column C Number of non-qualifying jobs applicant estimates it will create (cumulative)	Column D Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Column E Average annual wage of new qualifying jobs
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2021-2022	2021	50 FTE	50,000	0	0	0
	0	2022-2023	2022	150 FTE	50,000	0	0	0
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2023-2024	2023	N/A	N/A	0	1	42,260
	2	2024-2025	2024	N/A	N/A	0	1	42,260
	3	2025-2026	2025	N/A	N/A	0	1	42,260
	4	2026-2027	2026	N/A	N/A	0	1	42,260
	5	2027-2028	2027	N/A	N/A	0	1	42,260
	6	2028-2029	2028	N/A	N/A	0	1	42,260
	7	2029-2030	2029	N/A	N/A	0	1	42,260
	8	2030-2031	2030	N/A	N/A	0	1	42,260
	9	2031-2032	2031	N/A	N/A	0	1	42,260
10	2032-2033	2032	N/A	N/A	0	1	42,260	
Years Following Value Limitation Period	11 through 25	2033-2048	2033-2047	N/A	N/A	0	1	42,260

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

Schedule D: Other Incentives (Estimated)

Date 3/11/2020
Applicant Name Jones City Solar II, LLC
ISD Name Anson ISD

Form 50-296A
 Revised May 2014

State and Local Incentives for which the Applicant intends to apply (Estimated)						
Incentive Description	Taxing Entity (as applicable)	Beginning Year of Benefit	Duration of Benefit	Annual Tax Levy without Incentive	Annual Incentive	Annual Net Tax Levy
Tax Code Chapter 311	County:	N/A	N/A	N/A	N/A	N/A
	City:	N/A	N/A	N/A	N/A	N/A
	Other:	N/A	N/A	N/A	N/A	N/A
Tax Code Chapter 312	County: Jones County	2022	10 Years	Annual Avg. of \$505,140	75%	Annual Avg. of \$126,000
	City:	N/A	N/A	N/A	N/A	N/A
	Other:	N/A	N/A	N/A	N/A	N/A
Local Government Code Chapters 380/381	County:	N/A	N/A	N/A	N/A	N/A
	City:	N/A	N/A	N/A	N/A	N/A
	Other:	N/A	N/A	N/A	N/A	N/A
Freeport Exemptions	N/A	N/A	N/A	N/A	N/A	N/A
Non-Annexation Agreements	N/A	N/A	N/A	N/A	N/A	N/A
Enterprise Zone/Project	N/A	N/A	N/A	N/A	N/A	N/A
Economic Development Corporation	N/A	N/A	N/A		N/A	
Texas Enterprise Fund	N/A	N/A	N/A		N/A	
Employee Recruitment	N/A	N/A	N/A		N/A	
Skills Development Fund	N/A	N/A	N/A		N/A	
Training Facility Space and Equipment	N/A	N/A	N/A		N/A	
Infrastructure Incentives	N/A	N/A	N/A		N/A	
Permitting Assistance	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
TOTAL				505,140		126,000

Additional information on incentives for this project:

Application for Appraised Value Limitation on Qualified Property

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 → Jay Baccus
Print Name (Authorized School District Representative)

Superintendent
Title

sign here → 
Signature (Authorized School District Representative)

8/6/2020
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.

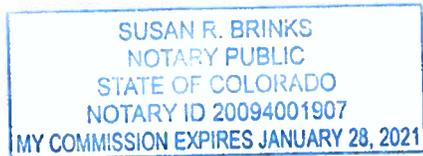
I hereby certify and affirm that the business entity I represent is in good standing under the laws of the state in which the business entity was organized and that no delinquent taxes are owed to the State of Texas.

print here → Brian Evans
Print Name (Authorized Company Representative (Applicant))

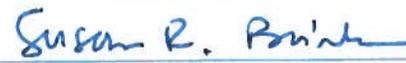
Chief Development Officer
Title

sign here → 
Signature (Authorized Company Representative (Applicant))

3/13/2020
Date



(Notary Seal)

GIVEN under my hand and seal of office this, the
13th day of March, 2020

Notary Public in and for the State of Texas- Colorado
My Commission expires: 1-28-2021

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.