

O'HANLON, DEMERATH & CASTILLO

ATTORNEYS AND COUNSELORS AT LAW

808 WEST AVENUE
AUSTIN, TEXAS 78701
TELEPHONE: (512) 494-9949
FACSIMILE: (512) 494-9919

April 22, 2020

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

RE: Amendment001 to the Anson Independent School District from Jones City Solar, LLC

To the Local Government Assistance & Economic Analysis Division:

Enclosed. Please find amendment001 to the Anson ISD from Jones City Solar, LLC. The following changes have been made:

1. Tabs 4, 7 and 8 show the project changing from 200MW to 215MW.
2. Schedules A1 – C have been updated to show the change of project.
3. 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, 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, LLC (Jones City Solar) is requesting an appraised value limitation from Anson Independent School District (ISD) for the Jones City Solar 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 of approximately 3,805 acres 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 215 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 596,124 PV modules and 74 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 2020 with completion by December 31, 2021.

**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.

TAB 7

Description of Qualified Investment

Jones City Solar, LLC plans to construct a 215 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. Two hundred and fifteen megawatts (215 MW) will be located in Anson ISD. Panel placement is subject to change but for purposes of this application, the Project anticipates using approximately 596,124 PV modules or equivalent and 74 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.

TAB 8

Description of Qualified Property

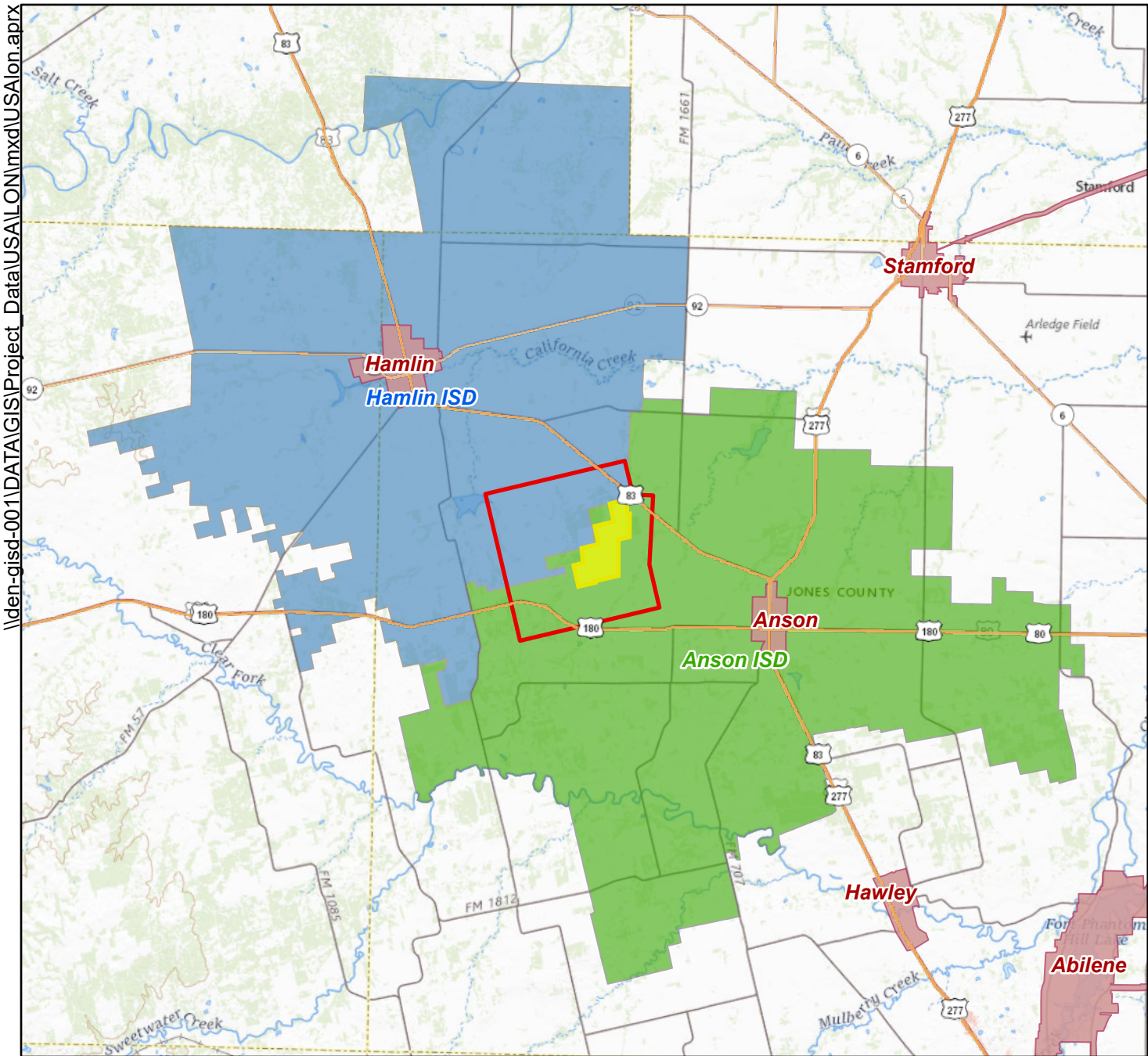
Jones City Solar, LLC plans to construct a 215 MW solar farm in Jones County.

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

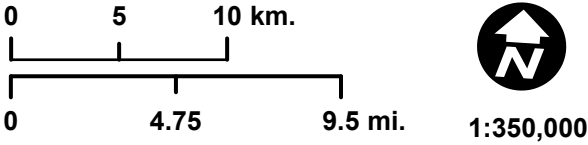
Qualified Investment and qualified property includes; solar modules/panels, racking and mounting structures, inverters, combiner boxes, meteorological equipment, foundations, roadways, O&M building, paving, fencing, collection system, electrical substations, generation transmission tie line and associated 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.




Vicinity Map

Jones City Solar LLC (Lone Star) Phase 1



Project

 Phase I Boundary

Administrative

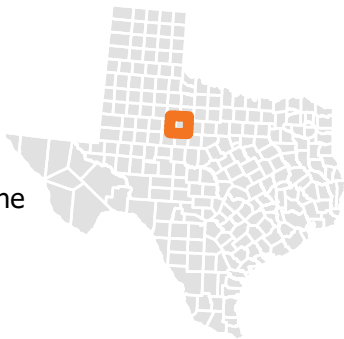
 Incorporated Places

 Proposed Reinvestment Zone

School Districts

 Anson ISD

 Hamlin ISD

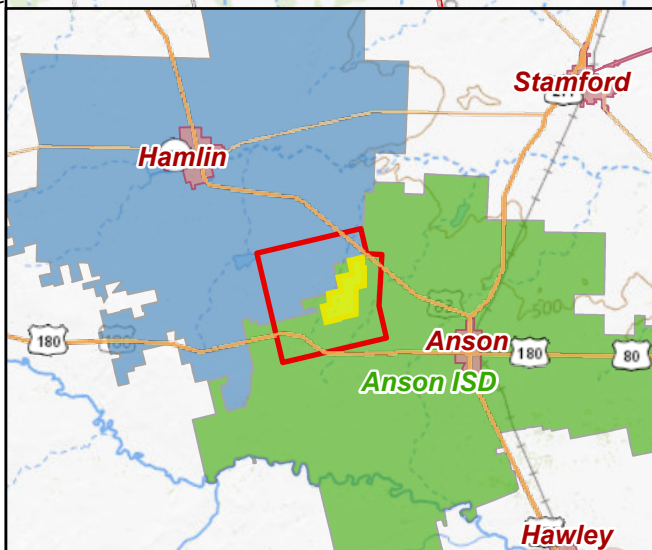
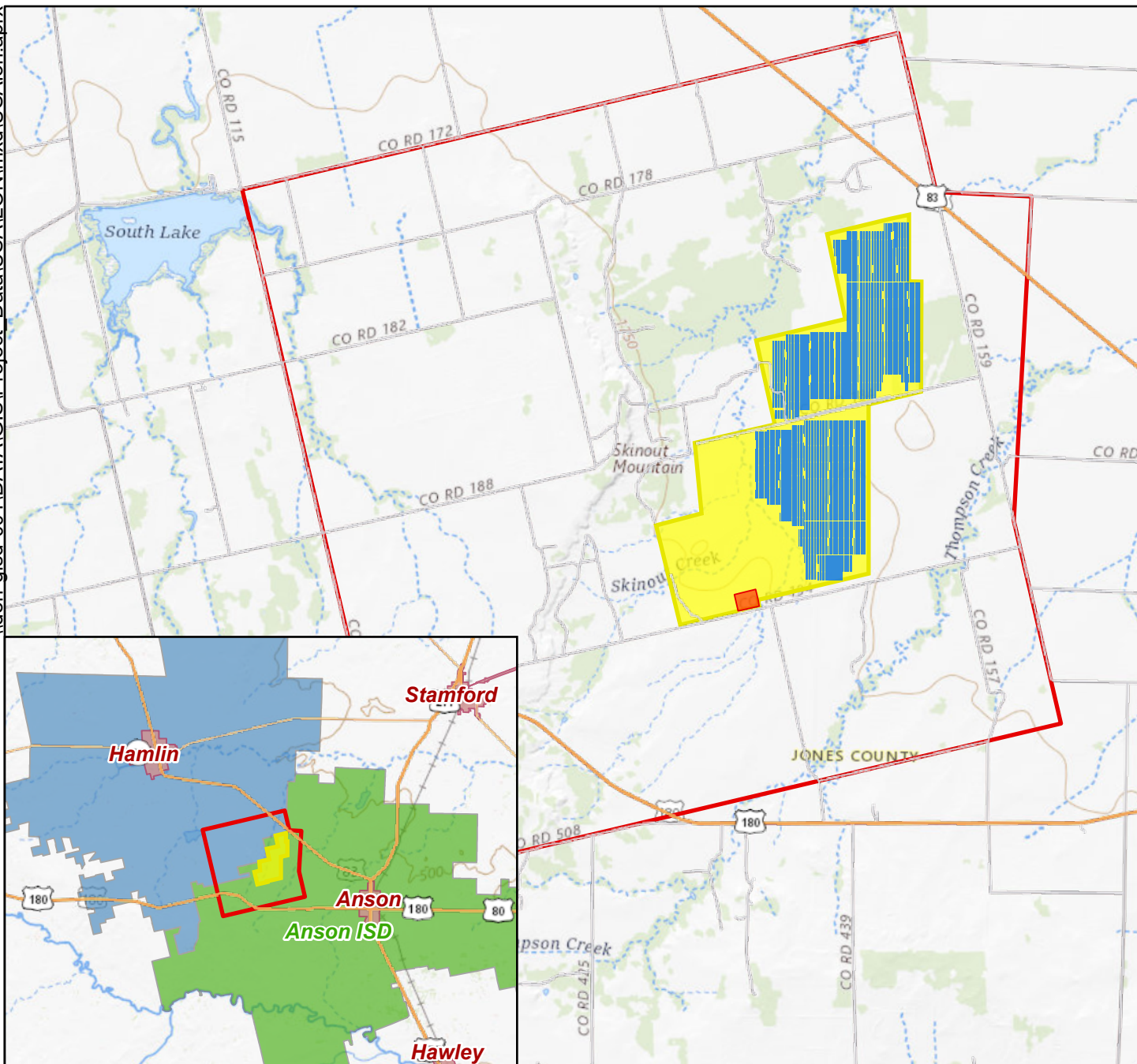


LAYOUT # 000
PROJECT # 22468
PROJECT CODE lon
EDITOR mlamendola
EDIT DATE 2/27/2020
COORDSYS NAD 1983 HARN StatePlane Texas
North Central FIPS 4202 Feet

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 1

0 1.5 3 km.

0 1 2 mi.



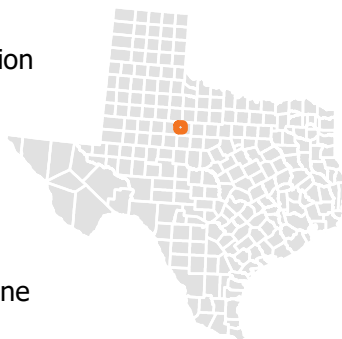
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Project

- Proposed Substation Location
- Phase I Boundary
- Phase I 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

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

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

Table with 9 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 new investment), Column D (Other new investment), and Column E (Total Investment). Rows include investment made before filing, after filing, and complete tax years, followed by a total row and a qualified investment cell.

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.
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.

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

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

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Form 50-296A
Revised May 2014

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 investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Other investment made during this year that will become Qualified Property (SEE NOTE)	Total Investment (A+B+C+D)
Total Investment from Schedule A1*	--	TOTALS FROM SCHEDULE A1		182,050,000	700,000	0	0	182,750,000
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2021-2022	2021	0	0	0	0	0
Value limitation period***	1	2022-2023	2022	0	0	0	0	0
	2	2023-2024	2023	0	0	0	0	0
	3	2024-2025	2024	0	0	0	0	0
	4	2025-2026	2025	0	0	0	0	0
	5	2026-2027	2026	0	0	0	0	0
	6	2027-2028	2027	0	0	0	0	0
	7	2028-2029	2028	0	0	0	0	0
	8	2029-2030	2029	0	0	0	0	0
	9	2030-2031	2030	0	0	0	0	0
	10	2031-2032	2031	0	0	0	0	0
Total Investment made through limitation				182,050,000	700,000	0	0	182,750,000
Continue to maintain viable presence	11	2032-2033	2032			0		0
	12	2033-2034	2033			0		0
	13	2034-2035	2034			0		0
	14	2035-2036	2035			0		0
	15	2036-2037	2036			0		0
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2037-2038	2037			0		0
	17	2038-2039	2038			0		0
	18	2039-2040	2039			0		0
	19	2040-2041	2040			0		0
	20	2041-2042	2041			0		0
	21	2042-2043	2042			0		0
	22	2043-2044	2043			0		0
	23	2044-2045	2044			0		0
	24	2045-2046	2045			0		0
	25	2046-2047	2046			0		0

* 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)

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April 22, 2020

Date

3/11/2020

Applicant Name

Jones City Solar, LLC

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	2021-2022	2021	0	0	3,289,500	3,289,500	3,289,500	3,289,500
Value Limitation Period	1	2022-2023	2022	0	679,000	117,240,200	117,919,200	117,919,200	20,000,000
	2	2023-2024	2023	0	662,000	107,045,400	107,707,400	107,707,400	20,000,000
	3	2024-2025	2024	0	645,500	96,850,600	97,496,100	97,496,100	20,000,000
	4	2025-2026	2025	0	629,400	85,381,450	86,010,850	86,010,850	20,000,000
	5	2026-2027	2026	0	613,700	73,912,300	74,526,000	74,526,000	20,000,000
	6	2027-2028	2027	0	598,400	62,443,150	63,041,550	63,041,550	20,000,000
	7	2028-2029	2028	0	583,400	49,699,650	50,283,050	50,283,050	20,000,000
	8	2029-2030	2029	0	568,800	38,230,500	38,799,300	38,799,300	20,000,000
	9	2030-2031	2030	0	554,600	30,584,400	31,139,000	31,139,000	20,000,000
	10	2031-2032	2031	0	540,700	26,761,350	27,302,050	27,302,050	20,000,000
Continue to maintain viable presence	11	2032-2033	2032	0	527,200	26,761,350	27,288,550	27,288,550	27,288,550
	12	2033-2034	2033	0	514,000	26,761,350	27,275,350	27,275,350	27,275,350
	13	2034-2035	2034	0	501,200	26,761,350	27,262,550	27,262,550	27,262,550
	14	2035-2036	2035	0	488,700	26,761,350	27,250,050	27,250,050	27,250,050
	15	2036-2037	2036	0	476,500	26,761,350	27,237,850	27,237,850	27,237,850
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2037-2038	2037	0	464,600	26,761,350	27,225,950	27,225,950	27,225,950
	17	2038-2039	2038	0	453,000	26,761,350	27,214,350	27,214,350	27,214,350
	18	2039-2040	2039	0	441,700	26,761,350	27,203,050	27,203,050	27,203,050
	19	2040-2041	2040	0	430,700	26,761,350	27,192,050	27,192,050	27,192,050
	20	2041-2042	2041	0	419,900	26,761,350	27,181,250	27,181,250	27,181,250
	21	2042-2043	2042	0	409,400	26,761,350	27,170,750	27,170,750	27,170,750
	22	2043-2044	2043	0	399,200	26,761,350	27,160,550	27,160,550	27,160,550
	23	2044-2045	2044	0	389,200	26,761,350	27,150,550	27,150,550	27,150,550
	24	2045-2046	2045	0	379,500	26,761,350	27,140,850	27,140,850	27,140,850
	25	2046-2047	2046	0	370,000	26,761,350	27,131,350	27,131,350	27,131,350

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, LLC
ISD Name Anson 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 (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 <i>Insert as many rows as necessary</i>	0	2020-2021	2020	50 FTE	50,000	0	0	0
	0	2021-2022	2021	150 FTE	50,000	0	0	0
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2022-2023	2022	N/A	N/A	0	1	42,260
	2	2023-2024	2023	N/A	N/A	0	1	42,260
	3	2024-2025	2024	N/A	N/A	0	1	42,260
	4	2025-2026	2025	N/A	N/A	0	1	42,260
	5	2026-2027	2026	N/A	N/A	0	1	42,260
	6	2027-2028	2027	N/A	N/A	0	1	42,260
	7	2028-2029	2028	N/A	N/A	0	1	42,260
	8	2029-2030	2029	N/A	N/A	0	1	42,260
	9	2030-2031	2030	N/A	N/A	0	1	42,260
	10	2031-2032	2031	N/A	N/A	0	1	42,260
Years Following Value Limitation Period	11 through 25	2032-2047	2032-2046	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 qualifying jobs in Subchapter B districts, 10 qualifying jobs in Subchapter C districts) ☒ Yes ☐ No
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



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

Jay Baccus

Signature (Authorized School District Representative)

4/20/2020

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

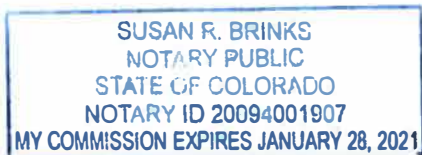
sign
here

Brian Evans

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

Susan R. Brinks

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.