



March 31, 2020

Bushland Independent School District
ATT: Superintendent Wigington
2400 Wells Street
Bushland, Texas 79012

RE: Application #1464 Goat Mountain Renewables, LLC Amendment One

Superintendent Wigington:

Please find attached Amendment One for Application #1464 Goat Mountain Renewables, LLC. We kindly request that you consider and accept the following changes:

- Section 14: Wage and Employment Information
 - Question 7a. Wage Updated from \$886.75 to \$896.50
 - Question 7b. Wage Updated from \$1,023.55 to \$1,032.63
- Tab 4, 7, & 8: Statement regarding qualified property added: "This application covers all qualified property in the reinvestment zone and project boundary within Bushland Independent School District."
- Tab 7 & 8: Detailed Description of the Qualified Investment/Qualified Property Added
- Tab 11: Updated Maps Provided to Include Changes to Reinvestment Zone
- Tab 14: Schedule C Updated with Corrected Wage
- Tab 16: Updated Description of Creation of Reinvestment Zone Provided
- Tab 17: New Signature Page Provided.

If you have any questions or would like to request further information, please do not hesitate to contact us.

Sincerely,

Mike Fry-Director, Energy Services
mfry@keatax.com

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? 5

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 896.50
 b. 110% of the average weekly wage for manufacturing jobs in the county is 1,032.63
 c. 110% of the average weekly wage for manufacturing jobs in the region is 1,064.33

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? 55,345.40

10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 55,345.40

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**.

Tab 4: Detailed Description of the Project

Goat Mountain Renewables, LLC is a renewable energy generation facility located in southwestern Potter County and Bushland Independent School District. The 389.7 MW/AC facility will be comprised of both photovoltaic panels and wind turbines across an approximately 10,304 acre reinvestment zone.

The northeastern portion of the project will contain approximately 640,000 photovoltaic panels and 72 central inverters. The solar electric generating portion of this project will produce approximately 220.5 MW-AC of the project's projected energy production.

Across the remaining project area there will be approximately 60 wind turbines that will generate the remaining 169.2 MW-AC of the project's total energy production capacity.

Please Note: This application covers all qualified property in the reinvestment zone and project boundary within Bushland ISD.

Tab 7: Description of Qualified Investment

Goat Mountain Renewables, LLC requests that the limitation covers all qualified investment and qualified property located within Bushland ISD. It is our request that the limitation includes all eligible and axillary equipment including the following:

- Turbines
- Substation
- Transmission Line
- Inverter Boxes
- Foundations
- Paving & Fencing
- Racking & Mounting Structures
- Meteorological Towers & Equipment
- Interconnection Facilities
- Solar Modules & Panels
- Associated Towers
- Combiner Boxes
- Operation & Maintenance Buildings
- Underground Electrical Collection Cables

Goat Mountain Renewables, LLC will contain approximately 640,000 photovoltaic panels and 72 central inverters. The solar electric generating portion of this project will produce approximately 220.5 MW-AC of the project's projected energy production. Across the remaining project area there will be approximately 60 wind turbines that will generate the remaining 169.2 MW-AC of the project's total energy production capacity.

Please Note: This application covers all qualified property in the reinvestment zone and project boundary within Bushland ISD.



Wind Energy Production:

Wind generation facilities operate through capturing wind energy with two or three propeller-like blades mounted on a rotor to generate electricity. As wind blows, pockets of low-pressure air form on the downwind side of the blade. This low-pressure air then pulls the blade towards it, creating a lift and turning the rotor. The force of the lift is stronger than the drag and the wind's force against the front side of the blade. The combination of the lift and drag causes the rotor to spin, thus turning a shaft that spins a generator to create electricity.

Solar Energy Production:

When sunlight strikes a photovoltaic panel, photons from the sun's energy are absorbed by the semiconductors that compose the photovoltaic cells in the panel. After the semiconductor absorbs enough of these photons, electrons are dislodged from the atoms. These electrons then flow to the front of the cell, creating an imbalance in charge due to their negative properties. This imbalance creates a voltage potential which in turn is collected by electrical conductors in the cell and carried to either storage batteries or circuits to provide power.

Tab 8: Description of Qualified Property

Goat Mountain Renewables, LLC requests that the limitation covers all qualified investment and qualified property located within Bushland ISD. It is our request that the limitation includes all eligible and axillary equipment including the following:

- Turbines
- Substation
- Transmission Line
- Inverter Boxes
- Foundations
- Paving & Fencing
- Racking & Mounting Structures
- Meteorological Towers & Equipment
- Interconnection Facilities
- Solar Modules & Panels
- Associated Towers
- Combiner Boxes
- Operation & Maintenance Buildings
- Underground Electrical Collection Cables

Please Note: This application covers all qualified property in the reinvestment zone and project boundary within Bushland ISD.



Wind Energy Production:

Wind generation facilities operate through capturing wind energy with two or three propeller-like blades mounted on a rotor to generate electricity. As wind blows, pockets of low-pressure air form on the downwind side of the blade. This low-pressure air then pulls the blade towards it, creating a lift and turning the rotor. The force of the lift is stronger than the drag and the wind's force against the front side of the blade. The combination of the lift and drag causes the rotor to spin, thus turning a shaft that spins a generator to create electricity.

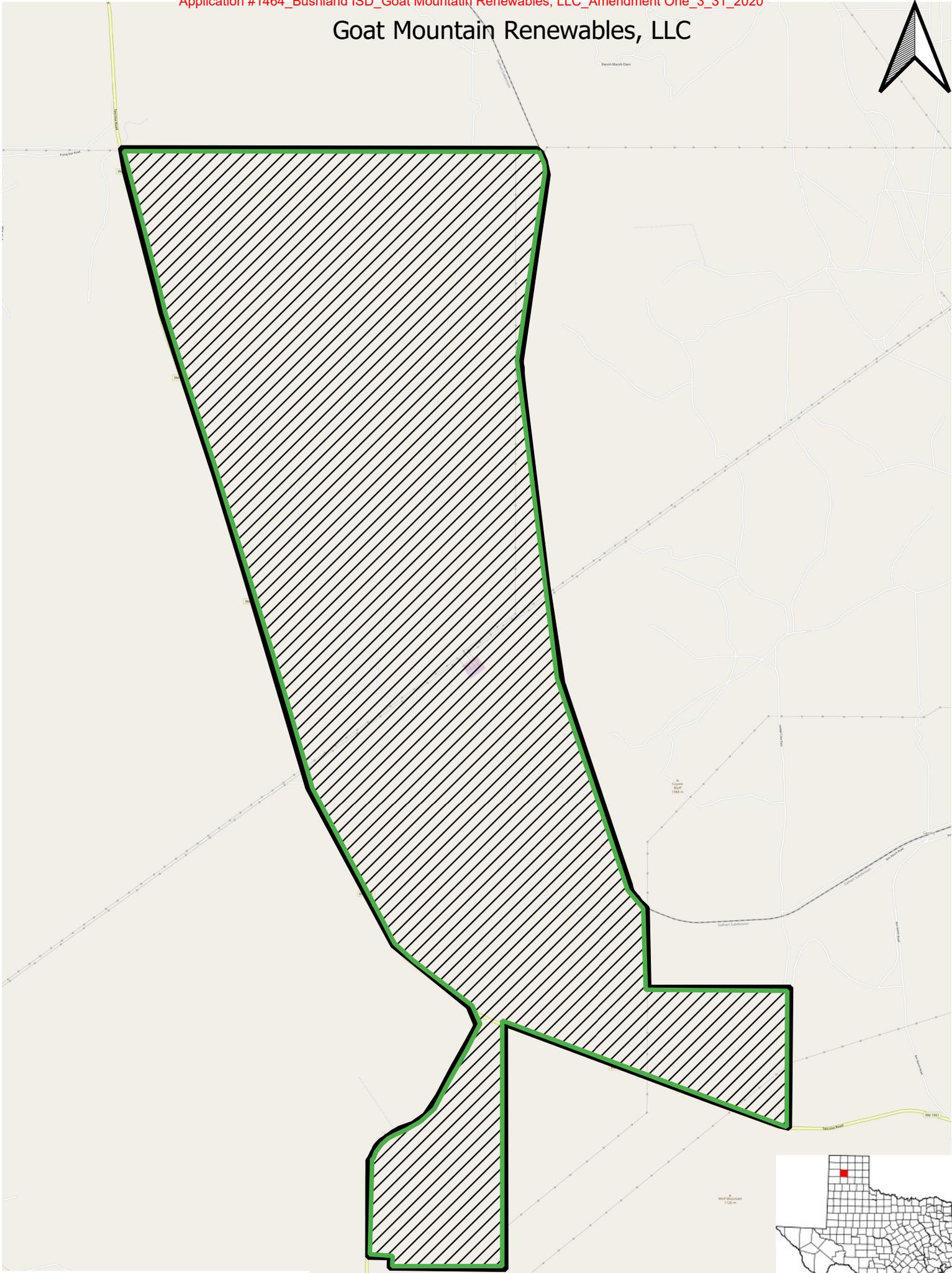
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Tab 11: Maps

Please See Attached.

Goat Mountain Renewables, LLC

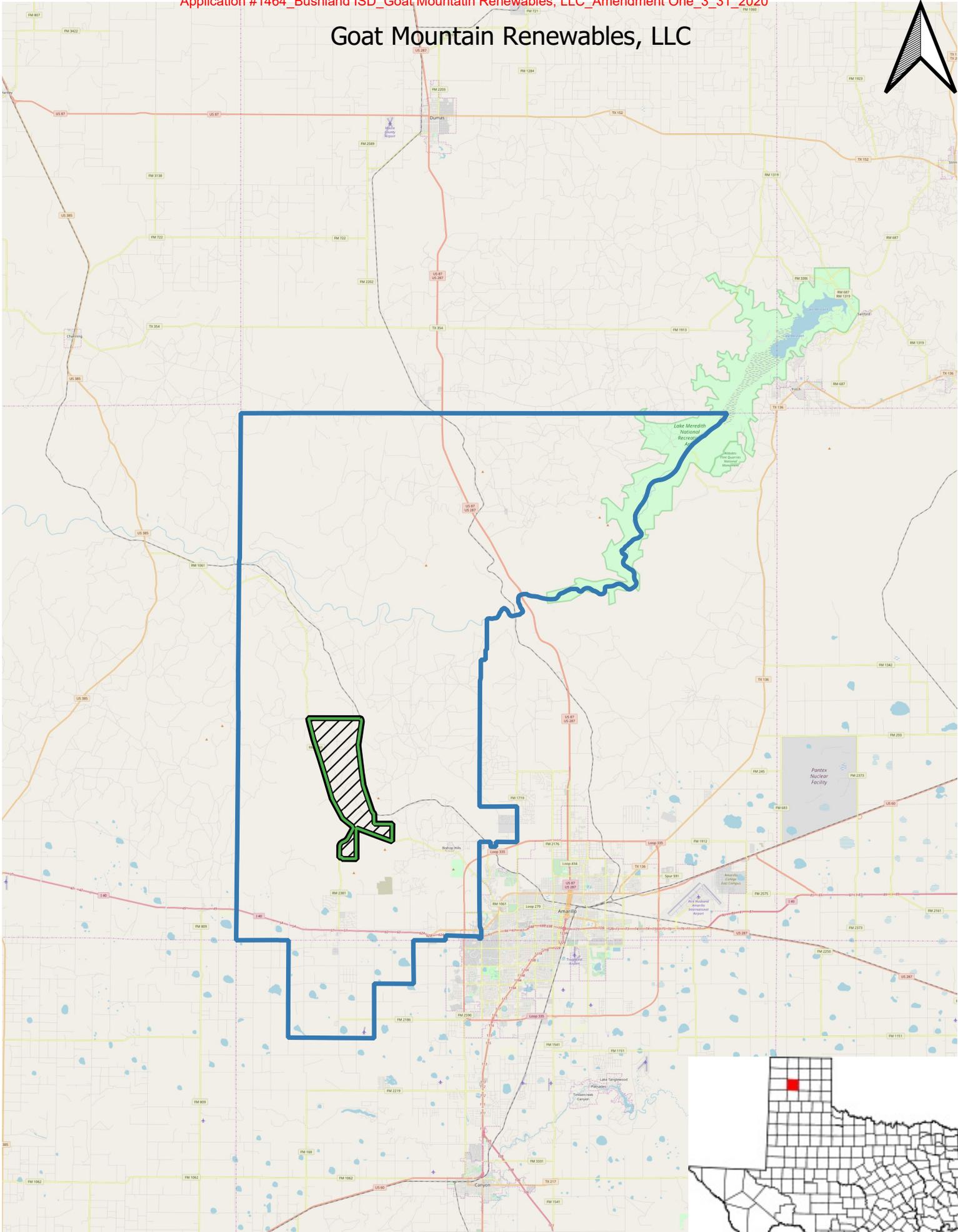


-  Project Boundary
-  Proposed Reinvestment Zone

0 0.5 1 mi



Goat Mountain Renewables, LLC

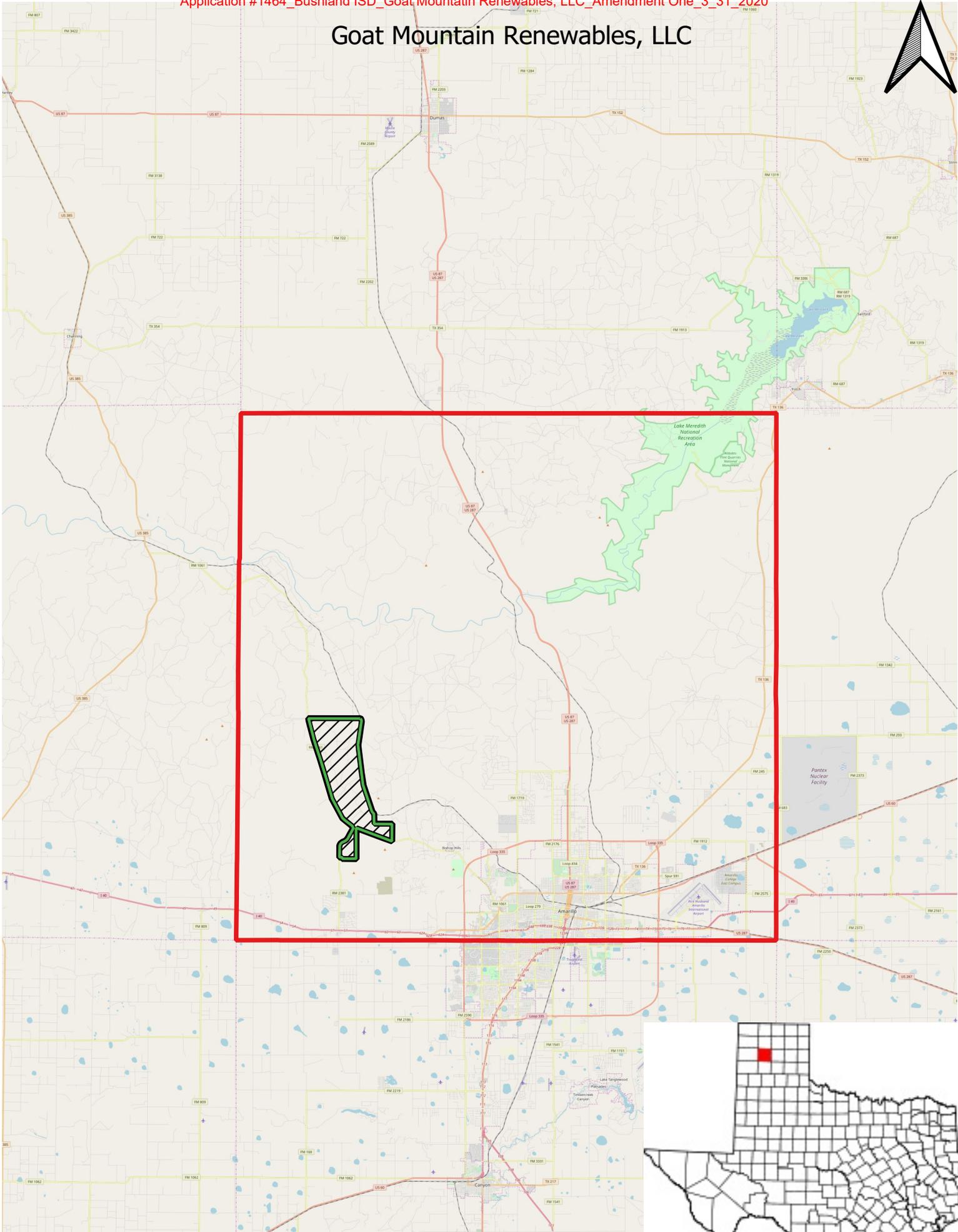


-  Project Boundary
-  Proposed Reinvestment Zone
-  Bushland ISD

0 5 10 mi



Goat Mountain Renewables, LLC

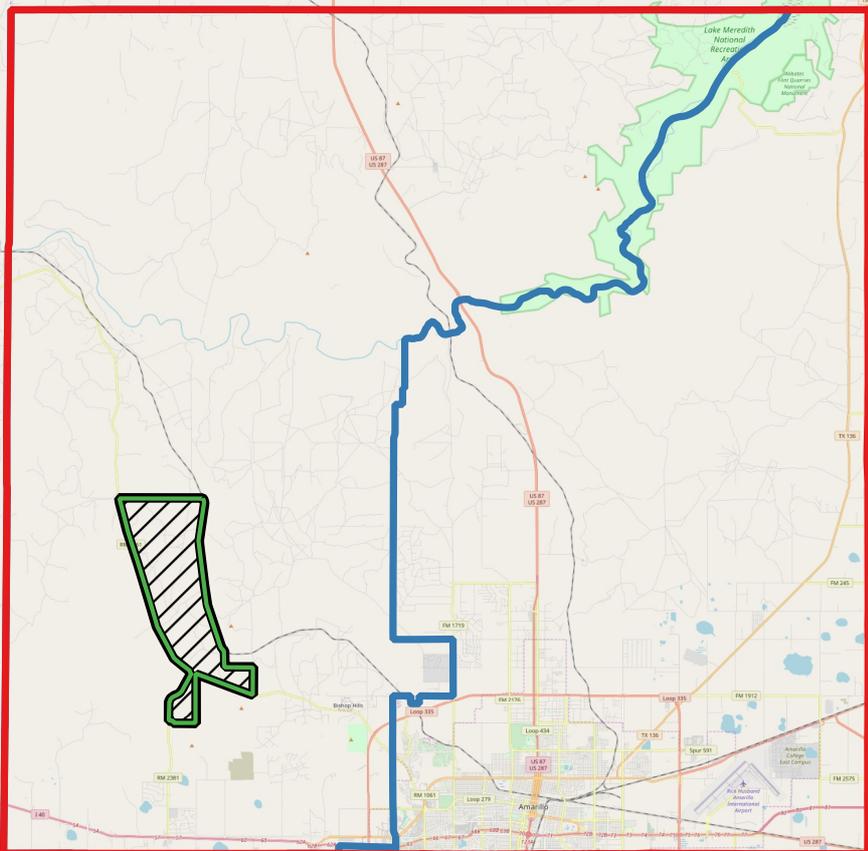
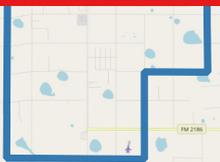
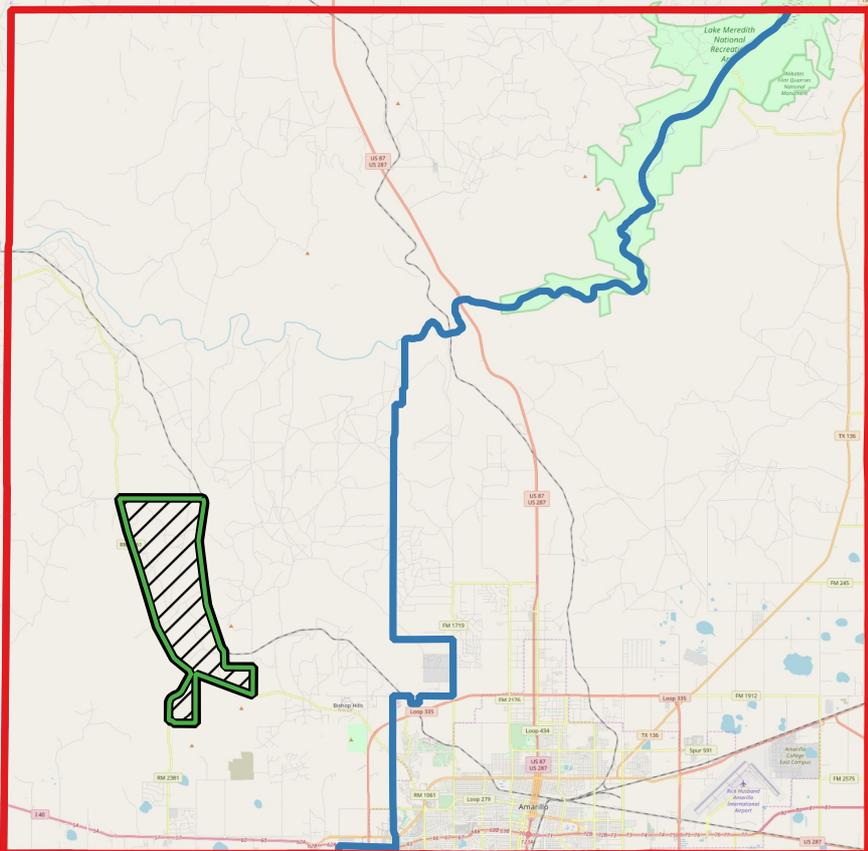
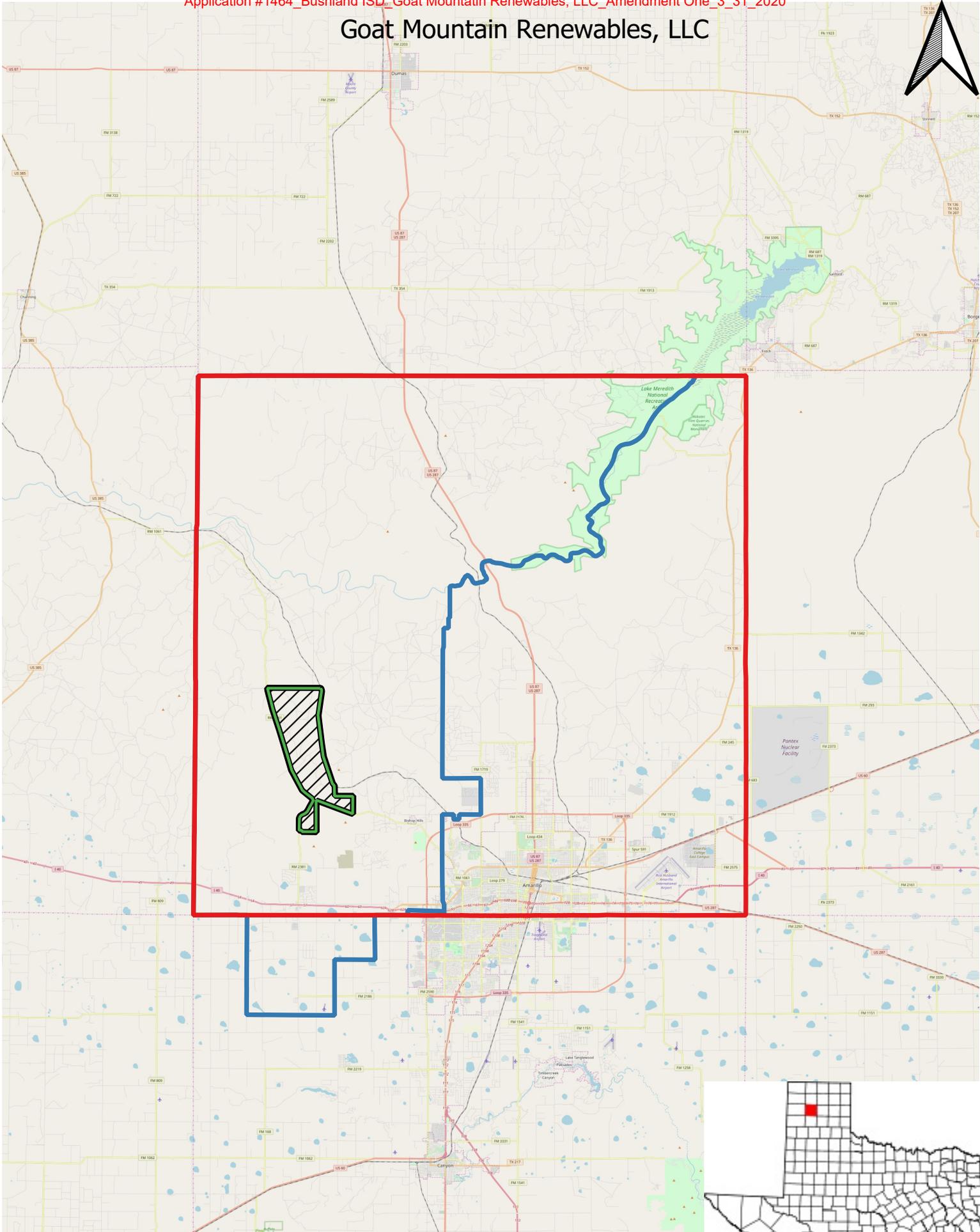


-  Project Boundary
-  Proposed Reinvestment Zone
-  Potter County

0 5 10 mi



Goat Mountain Renewables, LLC

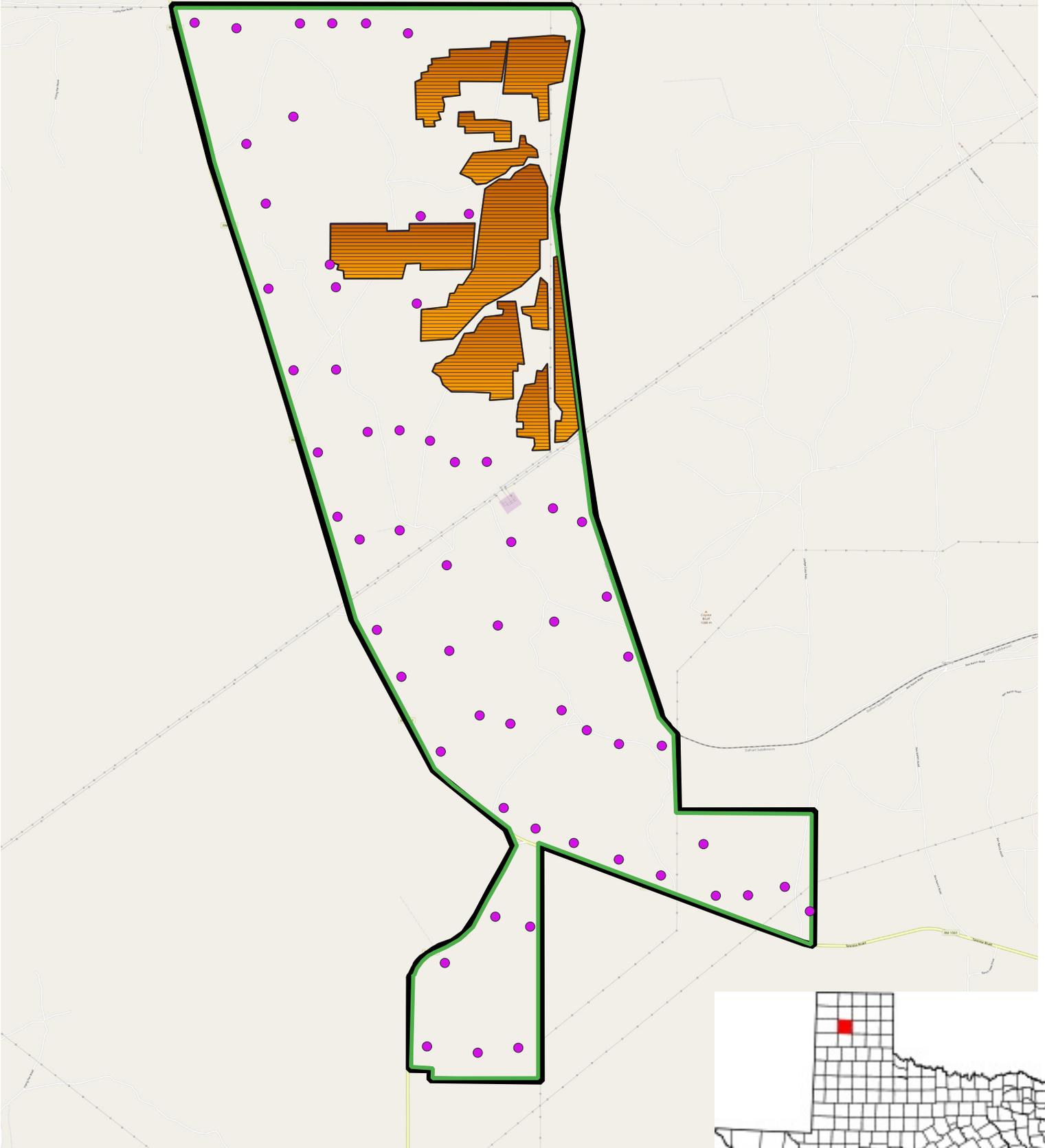
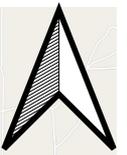


-  Project Boundary
-  Proposed Reinvestment Zone
-  Bushland ISD
-  Potter County

0 5 10 mi



Goat Mountain Renewables, LLC



-  Turbines
-  PV Panels
-  Project Boundary
-  Proposed Reinvestment Zone



Tab 13: Calculation of Three Possible Wage Requirements and Supporting Information (if applicable)

Calculation 1: Potter County Average Weekly Wage: \$896.50

Quarter	Area	Ownership	Industry	Average Weekly Wage
Q4 2018	Potter County, TX	Total All	All Industries	\$933.00
Q1 2019	Potter County, TX	Total All	All Industries	\$877.00
Q2 2019	Potter County, TX	Total All	All Industries	\$888.00
Q3 2019	Potter County, TX	Total All	All Industries	\$888.00

Quarterly Census of Employment and Wages (QCEW) Report

Customize the report/Help with Accessibility

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

Year	Period	Area	Ownership	Industry	Average Weekly Wage
2018	01	Potter	Total All	Total, All Industries	847
2018	02	Potter	Total All	Total, All Industries	860
2018	03	Potter	Total All	Total, All Industries	852
2018	04	Potter	Total All	Total, All Industries	933
2019	01	Potter	Total All	Total, All Industries	877
2019	02	Potter	Total All	Total, All Industries	888
2019	03	Potter	Total All	Total, All Industries	888

Calculation 2: 110% Potter County Average Manufacturing Weekly Wage: \$1032.63

Quarter	Area	Ownership	Industry	Average Weekly Wage
Q4 2018	Potter County, TX	Private	Manufacturing	\$952.00
Q1 2019	Potter County, TX	Private	Manufacturing	\$922.00
Q2 2019	Potter County, TX	Private	Manufacturing	\$920.00
Q3 2019	Potter County, TX	Private	Manufacturing	\$961.00

Quarterly Census of Employment and Wages (QCEW) Report

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Year	Period	Area	Ownership	Industry	Average Weekly Wage
2018	01	Potter	Private	Manufacturing	930
2018	02	Potter	Private	Manufacturing	902
2018	03	Potter	Private	Manufacturing	928
2018	04	Potter	Private	Manufacturing	952
2019	01	Potter	Private	Manufacturing	922
2019	02	Potter	Private	Manufacturing	920
2019	03	Potter	Private	Manufacturing	961



Tab 11: Schedules

Please See Attached.

Schedule C: Employment Information

Date 3/31/2020
 Applicant Name Goat Mountain Renewables, LLC
 ISD Name Bushland 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	0	2020-2021	2020	300	\$ 55,345.40			
Each year prior to start of Value Limitation Period	0	2021-2022	2021	300	\$ 55,345.40			
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2022-2023	2022				5	\$ 55,345.40
	2	2023-2024	2023				5	\$ 55,345.40
	3	2024-2025	2024				5	\$ 55,345.40
	4	2025-2026	2025				5	\$ 55,345.40
	5	2026-2027	2026				5	\$ 55,345.40
	6	2027-2028	2027				5	\$ 55,345.40
	7	2028-2029	2028				5	\$ 55,345.40
	8	2029-2030	2029				5	\$ 55,345.40
	9	2030-2031	2030				5	\$ 55,345.40
10	2031-2032	2031				5	\$ 55,345.40	
Years Following Value Limitation Period	11 through 25	2032-2047	2032-2047				5	\$ 55,345.40

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
 If yes, answer the following two questions:
- C1a. Will the applicant request a job waiver, as provided under 313.025(f-1)? Yes No
- Will the applicant avail itself of the provision in 313.021(3)(F)? Yes No

Tab 16: Description of Reinvestment or Enterprise Zone

Currently, it is anticipated that Potter County will create the reinvestment zone sometime within the second quarter of 2020. In the event Potter County does not create the reinvestment zone, it will be requested that Bushland Independent School District creates the reinvestment zone at or before the anticipated execution of the agreement. Upon designation of the reinvestment zone, the ordinance establishing the zone will be submitted to the Texas Comptroller of Public Accounts. Please find attached the guidelines for tax abatement agreements in Potter County.

***Tab 17: Signature and Certification Page, Signed and Dated by
Authorized School District Representative and Authorized
Company Representative (applicant)***

Please See Attached.

Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-296-A

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 ▶ Chris Wington Superintendent
Print Name (Authorized School District Representative) Title

sign here ▶ [Signature] 4/8/2020
Signature (Authorized School District Representative) 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.

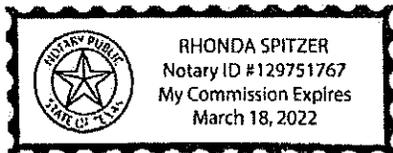
print here ▶ James B. Sobieski Manager
Print Name (Authorized Company Representative (Applicant)) Title

sign here ▶ [Signature] 04/07/2020
Signature (Authorized Company Representative (Applicant)) Date

GIVEN under my hand and seal of office this, the

7th day of April, 2020
[Signature]
Notary Public in and for the State of Texas

My Commission expires: 3/18/22



(Notary Seal)

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.