



WALSH GALLEGOS
TREVINO RUSSO & KYLE P.C.

February 19, 2020

Mr. John Villarreal
Senior Research Analyst
Economic Development & Local Government
Data Analysis & Transparency Division
Texas Comptroller of Public Accounts
111 E. 17th Street
Austin, Texas 78774

**VIA FEDERAL EXPRESS
AND VIA E-MAIL DELIVERY:**
john.villarreal@cpa.texas.gov

Re: Goliad Independent School District (“District”) / Tax Limitation Agreement:
Tulsita Solar, LLC (“Applicant”)

Dear Mr. Villarreal:

The Goliad Independent School District Board of Trustees accepted the enclosed application for Limitation on Appraised Value of Property at a duly called board meeting held on Monday, February 10, 2020. The Application was determined to be complete on February 18, 2020. Pursuant to Tax Code §313.025(b) and 34 TAC Rules §9.1053(a)(2) and 9.1054(c), attached are the following:

1. One (1) copy of the Application for Appraised Value Limitation on Qualified Property (“Application”) submitted to the Goliad Independent District by Tulsita Solar, LLC.
2. One (1) electronically digitized copy of the Application, including schedules in Excel format.

The District requests that the Comptroller provide an economic impact evaluation. By copy of this letter, we are notifying the Applicant that the District has submitted the Application to the Comptroller and to the Goliad County Appraisal District.

Please call if you have any questions.

Sincerely,

EDDY HERNANDEZ PEREZ

EHP/arm
Enclosures

Mr. John Villarreal
February 19, 2020
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cc: Mr. Donald Egg, Superintendent of Schools, Goliad Independent School District
(Via Certified Mail No. 7017 2680 0000 8118 4395; Return Receipt Requested; with enclosures)

Ms. Raina Hornaday, Caprock Renewables
(Via Certified Mail No. 7017 2680 0000 8118 4418; Return Receipt Requested; with enclosures)

Mr. Evan Horn, Ernst & Young LLP
(Via Certified Mail No. 7017 2680 0000 8118 4401; Return Receipt Requested; with enclosures)

Goliad County Appraisal District *(Via U.S. Postal Service Delivery; with enclosures)*
Mr. Richard Miller
Box 34
Goliad, Texas 77963



Tulsita Solar, LLC
Chapter 313 Application to Goliad ISD

CHECKLIST ITEM #1

Application

See attached.

Application for Appraised Value Limitation on Qualified Property

(Tax Code, Chapter 313, Subchapter B or C)

INSTRUCTIONS: This application must be completed and filed with the school district. In order for an application to be processed, the governing body (school board) must elect to consider an application, but — by Comptroller rule — the school board may elect to consider the application only after the school district has received a completed application. Texas Tax Code, Section 313.025 requires that any completed application and any supplemental materials received by the school district must be forwarded within seven days to the Comptroller of Public Accounts.

If the school board elects to consider the application, the school district must:

- notify the Comptroller that the school board has elected to consider the application. This notice must include:
 - the date on which the school district received the application;
 - the date the school district determined that the application was complete;
 - the date the school board decided to consider the application; and
 - a request that the Comptroller prepare an economic impact analysis of the application;
- provide a copy of the notice to the appraisal district;
- must complete the sections of the application reserved for the school district and provide information required in the Comptroller rules located at 34 Texas Administrative Code (TAC) Section 9.1054; and
- forward the original hard copy of the completed application to the Comptroller in a three-ring binder with tabs, as indicated on page 9 of this application, separating each section of the documents, in addition to an electronic copy on CD. See 34 TAC Chapter 9, Subchapter F.

The governing body may, at its discretion, allow the applicant to supplement or amend the application after the filing date, subject to the restrictions in 34 TAC Chapter 9, Subchapter F.

When the Comptroller receives the notice and required information from the school district, the Comptroller will publish all submitted application materials on its website. The Comptroller is authorized to treat some application information as confidential and withhold it from publication on the Internet. To do so, however, the information must be segregated and comply with the other requirements set out in the Comptroller rules. For more information, see guidelines on Comptroller's website.

The Comptroller will independently determine whether the application has been completed according to the Comptroller's rules (34 TAC Chapter 9, Subchapter F). If the Comptroller finds the application is not complete, the Comptroller will request additional materials from the school district. Pursuant to 9.1053(a)(1)(C), requested information shall be provided within 20 days of the date of the request. When the Comptroller determines that the application is complete, it will send the school district a notice indicating so. The Comptroller will determine the eligibility of the project, issue a certificate for a limitation on appraised value to the school board regarding the application and prepare an economic impact evaluation by the 90th day after the Comptroller receives a complete application—as determined by the Comptroller.

The school board must approve or disapprove the application not later than the 150th day after the application review start date (the date the application is finally determined to be complete), unless an extension is granted. The Comptroller and school district are authorized to request additional information from the applicant that is reasonably necessary to issue a certificate, complete the economic impact evaluation or consider the application at any time during the application review period.

Please visit the Comptroller's website to find out more about the program at comptroller.texas.gov/economy/local/ch313/. There are links to the Chapter 313 statute, rules, guidelines and forms. Information about minimum limitation values for particular districts and wage standards may also be found at that site.

SECTION 1: School District Information

1. Authorized School District Representative

2/10/20

Date Application Received by District

Donald

First Name

Egg

Last Name

Superintendent

Title

Goliad Independent School District

School District Name

161 N Welch St

Street Address

Mailing Address

Goliad

City

361-645-3259

Phone Number

Texas

State

77963

ZIP

Fax Number

degg@goliadisd.org

Email Address

Mobile Number (optional)

2. Does the district authorize the consultant to provide and obtain information related to this application?

Yes

No

SECTION 1: School District Information (continued)

3. Authorized School District Consultant (If Applicable)

Eddy
First Name
Attorney
Title
Walsh Gallegos Trevino Russo & Kyle, P.C.
Firm Name
210-979-6633
Phone Number
Mobile Number (optional)

Perez
Last Name
EPerez@wabsa.com
Email Address

- 4. On what date did the district determine this application complete? 02/18/20
5. Has the district determined that the electronic copy and hard copy are identical? Yes No

SECTION 2: Applicant Information

1. Authorized Company Representative (Applicant)

Raina
First Name
General Manager
Title
1005 W 41st St
Street Address
Austin
Mailing Address
512-971-8825
Phone Number
Mobile Number (optional)

Hornaday
Last Name
Caprock Renewables
Organization
Texas
State
78756
ZIP
raina@caprockrenewables.com
Business Email Address

- 2. Will a company official other than the authorized company representative be responsible for responding to future information requests? Yes No
2a. If yes, please fill out contact information for that person.

First Name
Title
Street Address
Mailing Address
City
Phone Number
Mobile Number (optional)

Last Name
Organization
State
ZIP
Fax Number
Business Email Address

- 3. Does the applicant authorize the consultant to provide and obtain information related to this application? Yes No

SECTION 2: Applicant Information (continued)

4. Authorized Company Consultant (If Applicable)

Evan _____ Horn _____
First Name Last Name
 Manager _____
Title
 Ernst & Young LLP _____
Firm Name
 512-426-8958 _____
Phone Number Fax Number
 Evan.Horn@EY.com _____
Business Email Address

SECTION 3: Fees and Payments

1. Has an application fee been paid to the school district? Yes No
 The total fee shall be paid at time of the application is submitted to the school district. Any fees not accompanying the original application shall be considered supplemental payments.
 1a. If yes, attach in **Tab 2** proof of application fee paid to the school district.
 For the purpose of questions 2 and 3, "payments to the school district" include any and all payments or transfers of things of value made to the school district or to any person or persons in any form if such payment or transfer of thing of value being provided is in recognition of, anticipation of, or consideration for the agreement for limitation on appraised value.
 2. Will any "payments to the school district" that you may make in order to receive a property tax value limitation agreement result in payments that are not in compliance with Tax Code §313.027(i)? Yes No N/A
 3. If "payments to the school district" will only be determined by a formula or methodology without a specific amount being specified, could such method result in "payments to the school district" that are not in compliance with Tax Code §313.027(i)? Yes No N/A

SECTION 4: Business Applicant Information

1. What is the legal name of the applicant under which this application is made? Tulsita Solar, LLC
 2. List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) 32069009788
 3. List the NAICS code 221114
 4. Is the applicant a party to any other pending or active Chapter 313 agreements? Yes No
 4a. If yes, please list application number, name of school district and year of agreement _____

SECTION 5: Applicant Business Structure

1. Identify Business Organization of Applicant (corporation, limited liability corporation, etc) Limited Liability Company
 2. Is applicant a combined group, or comprised of members of a combined group, as defined by Tax Code §171.0001(7)? Yes No
 2a. If yes, attach in **Tab 3** a copy of Texas Comptroller Franchise Tax Form No. 05-165, No. 05-166, or any other documentation from the Franchise Tax Division to demonstrate the applicant's combined group membership and contact information.
 3. Is the applicant current on all tax payments due to the State of Texas? Yes No
 4. Are all applicant members of the combined group current on all tax payments due to the State of Texas? Yes No N/A
 5. If the answer to question 3 or 4 is no, please explain and/or disclose any history of default, delinquencies and/or any material litigation, including litigation involving the State of Texas. (If necessary, attach explanation in **Tab 3**)

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:

<input type="checkbox"/> Land has no existing improvements	<input checked="" type="checkbox"/> Land has existing improvements <i>(complete Section 13)</i>
<input type="checkbox"/> Expansion of existing operation on the land <i>(complete Section 13)</i>	<input type="checkbox"/> 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.

SECTION 9: Projected Timeline

- 1. Application approval by school board June 1, 2020
- 2. Commencement of construction Q4 2020
- 3. Beginning of qualifying time period June 1, 2020
- 4. First year of limitation Jan 1, 2022
- 5. Begin hiring new employees Q1 2022
- 6. Commencement of commercial operations Q1 2022
- 7. Do you propose to construct a new building or to erect or affix a new improvement after your application review start date (*date your application is finally determined to be complete*)? Yes No
Note: Improvements made before that time may not be considered qualified property.
- 8. When do you anticipate the new buildings or improvements will be placed in service? Q4 2021

SECTION 10: The Property

- 1. Identify county or counties in which the proposed project will be located Goliad County
- 2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property Goliad CAD
- 3. Will this CAD be acting on behalf of another CAD to appraise this property? Yes No
- 4. List all taxing entities that have jurisdiction for the property, the portion of project within each entity and tax rates for each entity:
 County: Goliad County, 100%, .771932 City: _____
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
 Hospital District: _____ Water District: Goliad Water District, 100%, .0010
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
 Other (describe): _____ Other (describe): San Antonio River Authority, 100%, .019
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
- 5. Is the project located entirely within the ISD listed in Section 1? Yes No
 5a. If no, attach in **Tab 6** additional information on the project scope and size to assist in the economic analysis.
- 6. Did you receive a determination from the Texas Economic Development and Tourism Office that this proposed project and at least one other project seeking a limitation agreement constitute a single unified project (SUP), as allowed in §313.024(d-2)? Yes No
 6a. If yes, attach in **Tab 6** supporting documentation from the Office of the Governor.

SECTION 11: Investment

NOTE: The minimum amount of qualified investment required to qualify for an appraised value limitation and the minimum amount of appraised value limitation vary depending on whether the school district is classified as Subchapter B or Subchapter C, and the taxable value of the property within the school district. For assistance in determining estimates of these minimums, access the Comptroller’s website at comptroller.texas.gov/economy/local/ch313/.

- 1. At the time of application, what is the estimated minimum qualified investment required for this school district? 30,000,000.00
- 2. What is the amount of appraised value limitation for which you are applying? 30,000,000.00
Note: The property value limitation amount is based on property values available at the time of application and may change prior to the execution of any final agreement.
- 3. Does the qualified investment meet the requirements of Tax Code §313.021(1)? Yes No
- 4. Attach a description of the qualified investment [See §313.021(1).] The description must include:
 - a. a specific and detailed description of the qualified investment you propose to make on the property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (**Tab 7**);
 - b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your minimum qualified investment (**Tab 7**); and
 - c. a detailed map of the qualified investment showing location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period, with vicinity map (**Tab 11**).
- 5. Do you intend to make at least the minimum qualified investment required by Tax Code §313.023 (or §313.053 for Subchapter C school districts) for the relevant school district category during the qualifying time period? Yes No

SECTION 12: Qualified Property

1. Attach a detailed description of the qualified property. [See §313.021(2)] (If qualified investment describes qualified property exactly, you may skip items a, b and c below.) The description must include:
 - 1a. a specific and detailed description of the qualified property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (Tab 8);
 - 1b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your qualified property (Tab 8); and
 - 1c. a map of the qualified property showing location of new buildings or new improvements with vicinity map (Tab 11).

2. Is the land upon which the new buildings or new improvements will be built part of the qualified property described by §313.021(2)(A)? Yes No
 - 2a. If yes, attach complete documentation including:
 - a. legal description of the land (Tab 9);
 - b. each existing appraisal parcel number of the land on which the new improvements will be constructed, regardless of whether or not all of the land described in the current parcel will become qualified property (Tab 9);
 - c. owner (Tab 9);
 - d. the current taxable value of the land. Attach estimate if land is part of larger parcel (Tab 9); and
 - e. a detailed map showing the location of the land with vicinity map (Tab 11).

3. Is the land on which you propose new construction or new improvements currently located in an area designated as a reinvestment zone under Tax Code Chapter 311 or 312 or as an enterprise zone under Government Code Chapter 2303? Yes No
 - 3a. If yes, attach the applicable supporting documentation:
 - a. evidence that the area qualifies as a enterprise zone as defined by the Governor's Office (Tab 16);
 - b. legal description of reinvestment zone (Tab 16);
 - c. order, resolution or ordinance establishing the reinvestment zone (Tab 16);
 - d. guidelines and criteria for creating the zone (Tab 16); and
 - e. a map of the reinvestment zone or enterprise zone boundaries with vicinity map (Tab 11)
 - 3b. If no, submit detailed description of proposed reinvestment zone or enterprise zone with a map indicating the boundaries of the zone on which you propose new construction or new improvements to the Comptroller's office within 30 days of the application date. What is the anticipated date on which you will submit final proof of a reinvestment zone or enterprise zone? _____

SECTION 13: Information on Property Not Eligible to Become Qualified Property

1. In Tab 10, attach a specific and detailed description of all **existing property**. This includes buildings and improvements existing as of the application review start date (the date the application is determined to be complete by the Comptroller). The description must provide sufficient detail to locate all existing property on the land that will be subject to the agreement and distinguish existing property from future proposed property.
2. In Tab 10, attach a specific and detailed description of all **proposed new property that will not become new improvements** as defined by TAC 9.1051. This includes proposed property that: functionally replaces existing or demolished/removed property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property; or is otherwise ineligible to become qualified property. The description must provide sufficient detail to distinguish existing property (question 1) and all proposed new property that cannot become qualified property from proposed qualified property that will be subject to the agreement (as described in Section 12 of this application).
3. For the property not eligible to become qualified property listed in response to questions 1 and 2 of this section, provide the following supporting information in Tab 10:
 - a. maps and/or detailed site plan;
 - b. surveys;
 - c. appraisal district values and parcel numbers;
 - d. inventory lists;
 - e. existing and proposed property lists;
 - f. model and serial numbers of existing property; or
 - g. other information of sufficient detail and description.

4. Total estimated market value of existing property (that property described in response to question 1): _____ \$ 100,000.00
5. In Tab 10, include an appraisal value by the CAD of all the buildings and improvements existing as of a date within 15 days of the date the application is received by the school district.

6. Total estimated market value of proposed property not eligible to become qualified property
(that property described in response to question 2): _____ \$ 100,000.00

Note: Investment for the property listed in question 2 may count towards qualified investment in Column C of Schedules A-1 and A-2, if it meets the requirements of 313.021(1). Such property cannot become qualified property on Schedule B.

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 766.75
 - b. 110% of the average weekly wage for manufacturing jobs in the county is 1,294.43
 - c. 110% of the average weekly wage for manufacturing jobs in the region is 1,256.79

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? 67,310.36

10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 67,311.00

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**.

APPLICATION TAB ORDER FOR REQUESTED ATTACHMENTS

TAB	ATTACHMENT
1	Pages 1 through 11 of Application
2	Proof of Payment of Application Fee
3	Documentation of Combined Group membership under Texas Tax Code 171.0001(7), history of tax default, delinquencies and/or material litigation <i>(if applicable)</i>
4	Detailed description of the project
5	Documentation to assist in determining if limitation is a determining factor
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 <i>(if applicable)</i>
7	Description of Qualified Investment
8	Description of Qualified Property
9	Description of Land
10	Description of all property not eligible to become qualified property <i>(if applicable)</i>
11	<p>Maps that clearly show:</p> <ul style="list-style-type: none"> a) Project vicinity b) Qualified investment including location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period c) Qualified property including location of new buildings or new improvements d) Existing property e) Land location within vicinity map f) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size <p>Note: Electronic maps should be high resolution files. Include map legends/markers.</p>
12	Request for Waiver of Job Creation Requirement and supporting information <i>(if applicable)</i>
13	Calculation of three possible wage requirements with TWC documentation
14	Schedules A1, A2, B, C and D completed and signed Economic Impact <i>(if applicable)</i>
15	Economic Impact Analysis, other payments made in the state or other economic information <i>(if applicable)</i>
16	<p>Description of Reinvestment or Enterprise Zone, including:</p> <ul style="list-style-type: none"> a) evidence that the area qualifies as a enterprise zone as defined by the Governor's Office b) legal description of reinvestment zone* c) order, resolution or ordinance establishing the reinvestment zone* d) guidelines and criteria for creating the zone* <p>* To be submitted with application or before date of final application approval by school board</p>
17	Signature and Certification page, signed and dated by Authorized School District Representative and Authorized Company Representative <i>(applicant)</i>



Tulsita Solar, LLC
Chapter 313 Application to Goliad ISD

CHECKLIST ITEM #2

Proof of Payment of Application Fee

Proof of payment attached.

Proof of payment of filing fee received by the
Comptroller of Public Accounts per TAC Rule
§9.1054 (b)(5)

*(Page Inserted by Office of Texas Comptroller of Public
Accounts)*



Tulsita Solar, LLC
Chapter 313 Application to Goliad ISD

CHECKLIST ITEM #3

Documentation from Texas Comptroller's Franchise Tax Division to demonstrate Combined Group membership

N/A



Tulsita Solar, LLC
Chapter 313 Application to Goliad ISD

CHECKLIST ITEM #4

Detailed Description of Project

Tulsita Solar, LLC (Tulsita Solar) is developing a utility scale single axis tracker photovoltaic facility designed to use solar power to generate electricity. The Project will be capable of generating approximately 274 MWac and will cover a surface lease of approximately 2,000 acres. The exact capacity and specific technology will be determined during the design process, and so the exact location of the improvements cannot be specified at this time. In addition, the entire project is planned to be installed in Goliad ISD.

If granted an Appraised Value Limitation pursuant to Texas Tax Code 313, Tulsita solar expects to issue a full notice to proceed for construction in Q4 of 2020 and expects to complete construction in Q4 2021.

The investment may include the following: solar modules/panels, metal mounting system with tracking capabilities, underground conduit, communications cables and electric system wiring, combiner boxes, a project substation including breakers, a transformer and meters, overhead transmission lines, inverter boxes, an operations and maintenance facility, fencing for safety and security, telephone and internet communication system, meteorological equipment to measure solar irradiation and weather conditions, and any other equipment necessary to safely operate, maintain, and transmit power to the ERCOT electrical grid.

Tulsita Solar, LLC applied to ERCOT and has received the following IGNR number: 21INR0223. This project has been known by no other names in past media reports, investor presentations, or any listings with any federal or state agency.



CHECKLIST ITEM #5

Documentation to assist in determining if limitation is a determining factor.

2. Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project?

The Applicant for this Project has entered into a number of contracts related to the Project, including long-term lease option agreements with area landowners, contracts with environmental consultants to assess the suitability of the site, and a request for studies leading to an interconnection agreement with the transmission provider. The Project was selected as a candidate for development based on the favorable solar data, nearby access to the electric grid, and favorable tax incentives under Texas Tax Code chapters 312 and 313. Obtaining a value limitation agreement is critical to the economic and competitive viability of this Project.

For the project to qualify for the federal income Investment Tax Credit (ITC), the Applicant was required to complete a minimum amount of ITC qualification work before the statutorily imposed deadline of December 31, 2019. This pre-construction work consisted of site clearing, installation of 1000 feet of solar piles and racking, and 1000 feet of native compacted subgrade roads for access. This work impacted less than 5 acres and no electrical components were installed. The Applicant's completion of the minor amount of ITC qualification work does not either legally or financially, commit it to constructing the Project in Goliad ISD.

None of the current Project agreements firmly commit the Applicant to the development of the Project. A number of variables remain undetermined at this stage, including the approval of this application. The Applicant could still elect to devote resources to other projects that it has in development. Without the available tax incentives, the economics of the Project become far less attractive and the likelihood of selling the electricity at a competitive price will decrease.

7. Is the applicant evaluating other locations not in Texas for the proposed project?

The Applicant is an international solar developer with the ability to locate projects of this type and other types of projects in other states within the United States and locations around the world. The Applicant is actively assessing and developing other projects that are competing for limited investment funds. The appraised value limitation is critical to the ability of the Project to move forward as currently sited. Examples of the Applicant's other project locations that are competing with the Project for funding include:

- Cotton County, OK
- Luna County, NM
- Burke County, GA
- Da Nang, Vietnam



Tulsita Solar, LLC
Chapter 313 Application to Goliad ISD

CHECKLIST ITEM #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).

N/A



Tulsita Solar, LLC
Chapter 313 Application to Goliad ISD

CHECKLIST ITEM #7

Description of Qualified Investment

The Applicant anticipates constructing a solar photovoltaic electric generating facility with an operating capacity of approximately 274 MW. The exact capacity and specific technology components will be determined during the development and design process. The facility may include the following improvements:

- Solar modules/panels
- Metal mounting system with tracking capabilities
- Underground conduit, communications cables, and electric collection system wiring
- Combiner boxes
- A project substation including breakers, a transformer and meters
- Overhead transmission lines
- Inverter boxes on concrete pads
- Operations and maintenance facility
- Fencing for safety and security
- Telephone and internet communications system
- Meteorological equipment to measure solar irradiation and weather conditions

The Project site facilities are proposed for location in Goliad County and Goliad ISD, and the Applicant estimates that 100% will be located in Goliad County and Goliad ISD and will be considered qualified investment for this application.



Tulsita Solar, LLC
Chapter 313 Application to Goliad ISD

CHECKLIST ITEM #8

Description of Qualified Property

The Applicant anticipates constructing a solar photovoltaic electric generating facility with an operating capacity of approximately 274 MW. The exact capacity and specific technology components will be determined during the development and design process. The facility may include the following improvements:

- Solar modules/panels
- Metal mounting system with tracking capabilities
- Underground conduit, communications cables, and electric collection system wiring
- Combiner boxes
- A project substation including breakers, a transformer and meters
- Overhead transmission lines
- Inverter boxes on concrete pads
- Operations and maintenance facility
- Fencing for safety and security
- Telephone and internet communications system
- Meteorological equipment to measure solar irradiation and weather conditions

The Project site facilities are proposed for location in Goliad County and Goliad ISD, and the Applicant estimates that 100% will be located in Goliad County and Goliad ISD and will be considered qualified property for this application.



Tulsita Solar, LLC
Chapter 313 Application to Goliad ISD

CHECKLIST ITEM #9

Description of Land

Tulsita Solar, LLC will lease approximately 2,000+ acres of land with land owners in Goliad County, Texas.



Tulsita Solar, LLC
Chapter 313 Application to Goliad ISD

CHECKLIST ITEM #10

Description of all property not eligible to become qualified property (if applicable).

For the project to qualify for the federal income Investment Tax Credit (ITC), the Applicant was required to complete a minimum amount of ITC qualification work before the statutorily imposed deadline of December 31, 2019. This pre-construction work consisted of site clearing, installation of 1000 feet of solar piles and racking, and 1000 feet of native compacted subgrade roads for access. This work impacted less than 5 acres and no electrical components were installed. The Applicant's completion of the minor amount of ITC qualification work does not, either legally or financially, commit it to constructing the Project in Goliad ISD.

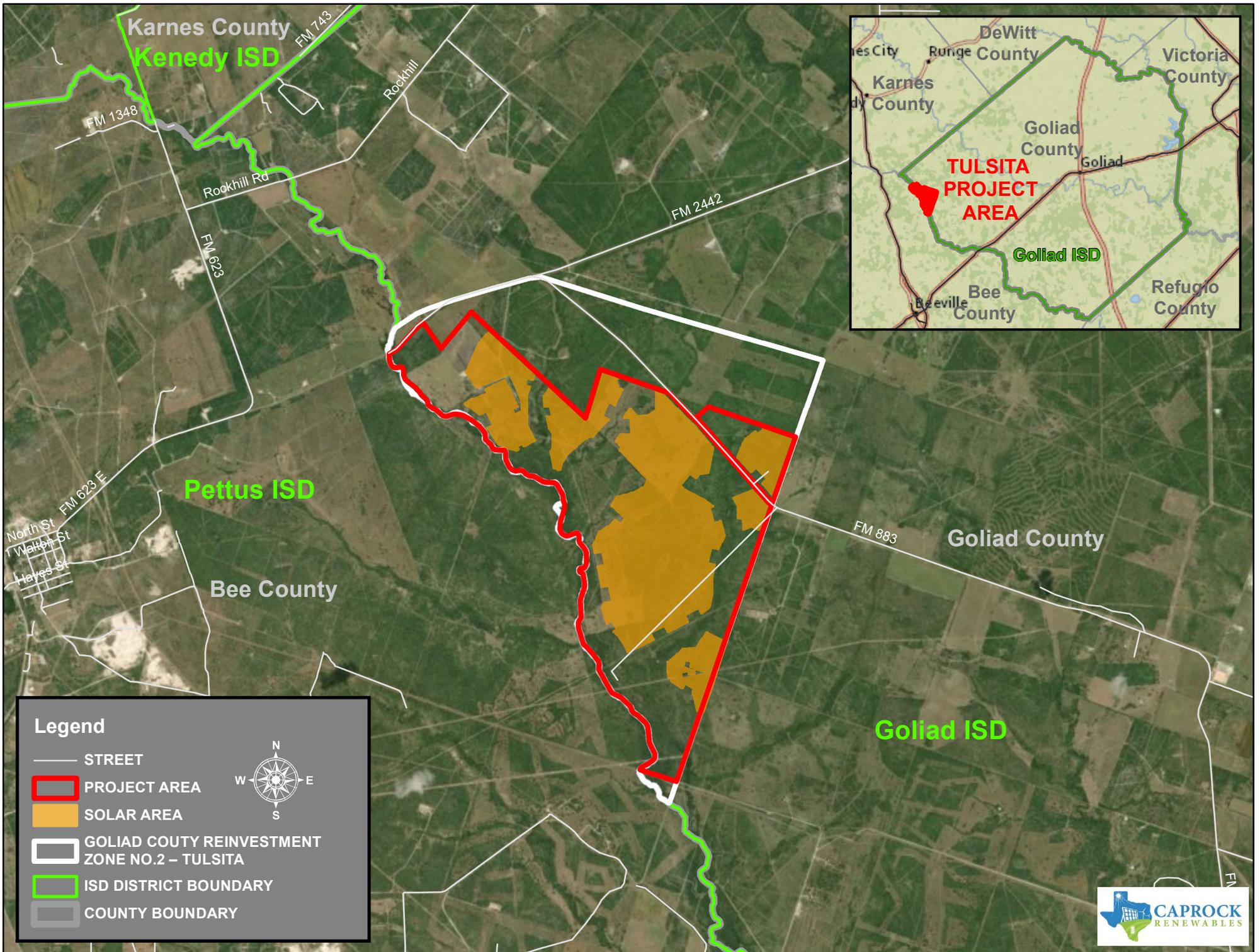


Tulsita Solar, LLC
Chapter 313 Application to Goliad ISD

CHECKLIST ITEM #11

Maps

1. Project vicinity – Attached
2. Qualified investment including location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period - Attached
3. Qualified property including location of new buildings or new improvements - Attached
4. Existing property – Attached
5. Land location within vicinity map - Attached
6. Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size – Attached



Legend

-  STREET
-  PROJECT AREA
-  SOLAR AREA
-  GOLIAD COUTY REINVESTMENT ZONE NO.2 – TULSITA
-  ISD DISTRICT BOUNDARY
-  COUNTY BOUNDARY




TULSITA SOLAR LLC



Tulsita Solar, LLC
Chapter 313 Application to Goliad ISD

CHECKLIST ITEM #12

Request for Waiver of Job Creation Requirement and supporting information.

See attached.



Tulsita Solar, LLC
Chapter 313 Application to Goliad ISD

CHECKLIST ITEM #13

Calculation of three possible wage requirements with TWC documentation.

See attached.

TAB 13

Wage Requirement Calculation

1. Average Weekly Wages for All Jobs (All Industries) in GOLIAD County, Q3 - Q4 2018, & Q1 - Q2 2019

Category	Area	Period	Avg. Weekly Wage
All Industries	GOLIAD County	Q3 2018	\$694
All Industries	GOLIAD County	Q4 2018	\$692
All Industries	GOLIAD County	Q1 2019	\$895
All Industries	GOLIAD County	Q2 2019	\$786
		AVERAGE	\$766.75

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 Code	Industry	Average Weekly Wage
2018	01	Goliad	Total All	10	Total, All Industries	702
2018	02	Goliad	Total All	10	Total, All Industries	666
2018	03	Goliad	Total All	10	Total, All Industries	694
2018	04	Goliad	Total All	10	Total, All Industries	692
2019	01	Goliad	Total All	10	Total, All Industries	895
2019	02	Goliad	Total All	10	Total, All Industries	786

2. 110% of Average Weekly Wages for Manufacturing Jobs in GOLIAD County, Q3 - Q4 2018, & Q1 - Q2 2019

Category	Area	Period	Avg. Weekly Wage
Manufacturing	GOLIAD County	Q3 2018	\$1,155
Manufacturing	GOLIAD County	Q4 2018	\$986
Manufacturing	GOLIAD County	Q1 2019	\$1,426
Manufacturing	GOLIAD County	Q2 2019	\$1,140
		AVERAGE	\$1,177
		110% OF AVERAGE	\$1,294.43

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 Code	Industry	Average Weekly Wage
2018	01	Goliad	Private	1013	Manufacturing	1,290
2018	02	Goliad	Private	1013	Manufacturing	947
2018	03	Goliad	Private	1013	Manufacturing	1,155
2018	04	Goliad	Private	1013	Manufacturing	986
2019	01	Goliad	Private	1013	Manufacturing	1,426
2019	02	Goliad	Private	1013	Manufacturing	1,140

TAB 13

Wage Requirement Calculation

3. COG Region Wage Calculation

Year	Region	Annual Wage	Avg. Weekly Wage
2018	Golden Crescent Regional Planning Commission	\$ 59,412	\$1,143
		110% OF AVERAGE	\$1,256.79

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.



Tulsita Solar, LLC
Chapter 313 Application to Goliad ISD

CHECKLIST ITEM #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)

PROPERTY INVESTMENT AMOUNTS								
(Estimated Investment in each year. Do not put in cumulative totals.)								
	Year	School Year (YYYY-YYYY)	Tax Year (fill in actual tax year) YYYY	Column A New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	Column B New investment made during this year in buildings or permanent improvements to components of buildings that will become Qualified Property	Column C Other new investment made during this year that will become Qualified Property [SEE NOTE]	Column D Other new investment made during this year that may become Qualified Property [SEE NOTE]	Column E Total Investment (Sum of Columns A-D+C+D)
Investment made before filing complete application with district			2019	Not eligible to become Qualified Property		\$100,000		\$100,000
		Year preceding the first complete tax year of the qualifying time period (assuming no deferrals of qualifying time period)	2020		\$0	\$0		\$0
				\$5,000,000	\$0	\$0		\$5,000,000
Investment made after filing complete application with district, but before final board approval of application			2021	\$205,033,600	\$0	\$0		\$205,033,600
			2022	\$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	Q1P1	2021-2022	2021		\$0	\$0		\$0
	Q1P2	2022-2023	2022		\$0	\$0		\$0
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				\$210,033,600	\$0	\$100,000	\$0	\$310,033,600
				Enter amounts from TOTAL row above in Schedule A2				

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

PROPERTY INVESTMENT AMOUNTS									
(Estimated Investment in each year. Do not put in cumulative totals.)									
	Year	School Year (FY11-FY15)	Tax Year (fill in actual tax year) (FY11-FY15)	Column A New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	Column B New investment made during this year in buildings or permanent improvements consisting of buildings that will become Qualified Property	Column C Other new investment made during this year that will not become Qualified Property (SEE NOTE)	Column D Other new investment made during this year that may become Qualified Property (SEE NOTE)	Column E Total Investment (Sum of Columns A+B+C+D)	
Total Investment from Schedule A1*	--	TOTALS FROM SCHEDULE A1		\$210,033,600	\$0	\$100,000	\$0	\$210,133,600	
Each year prior to start of value limitation period** <small>insert as many rows as necessary</small>	0	2019-2020	2019	\$0	\$0	\$100,000	\$0	\$100,000	
Each year prior to start of value limitation period** <small>insert as many rows as necessary</small>	Stub	2020-2021	2020	\$5,000,000	\$0	\$0	\$0	\$5,000,000	
Each year prior to start of value limitation period** <small>insert as many rows as necessary</small>	Q1P1	2021-2022	2021	\$205,033,600	\$0	\$0	\$0	\$205,033,600	
Value Limitation Period	Q1P2/LP1	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				\$210,033,600	\$0	\$100,000	\$0	\$210,133,600	
Continue to maintain viable presence	11	2032-2033	2032					\$0	
	12	2033-2034	2033					\$0	
	13	2034-2035	2034					\$0	
	14	2035-2036	2035					\$0	
	15	2036-2037	2036					\$0	
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2037-2038	2037					\$0	
	17	2038-2039	2038					\$0	
	18	2039-2040	2039					\$0	
	19	2040-2041	2040					\$0	
	20	2041-2042	2041					\$0	
	21	2042-2043	2042					\$0	
	22	2043-2044	2043					\$0	
	23	2044-2045	2044					\$0	
	24	2045-2046	2045					\$0	
	25	2046-2047	2046					\$0	

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

Date **2/10/2020**
 Applicant Name **Tulista Solar, LLC**
 ISD Name **Goliad ISD**

Form 50-296A
 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 IRS 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	2019-2020	2019	\$0	\$0	\$0	\$0	\$0	\$0
	Stub	2020-2021	2020	\$0	\$0	\$0	\$0	\$0	\$0
Each year prior to start of value Limitation Period <i>Insert as many rows as necessary</i>	QTP1	2021-2022	2021	\$0	\$0	\$0	\$0	\$0	\$0
	QTP2/LP1	2022-2023	2022	\$0	\$0	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000
Value Limitation Period	2	2023-2024	2023	\$0	\$0	\$210,033,600	\$210,033,600	\$210,033,600	\$30,000,000
	3	2024-2025	2024	\$0	\$0	\$180,871,680	\$180,871,680	\$180,871,680	\$30,000,000
	4	2025-2026	2025	\$0	\$0	\$152,697,120	\$152,697,120	\$152,697,120	\$30,000,000
	5	2026-2027	2026	\$0	\$0	\$125,655,360	\$125,655,360	\$125,655,360	\$30,000,000
	6	2027-2028	2027	\$0	\$0	\$99,960,000	\$99,960,000	\$99,960,000	\$30,000,000
	7	2028-2029	2028	\$0	\$0	\$82,924,800	\$82,924,800	\$82,924,800	\$30,000,000
	8	2029-2030	2029	\$0	\$0	\$64,528,800	\$64,528,800	\$64,528,800	\$30,000,000
	9	2030-2031	2030	\$0	\$0	\$44,654,400	\$44,654,400	\$44,654,400	\$30,000,000
	10	2031-2032	2031	\$0	\$0	\$42,006,720	\$42,006,720	\$42,006,720	\$30,000,000
	11	2032-2033	2032	\$0	\$0	\$42,006,720	\$42,006,720	\$42,006,720	\$42,006,720
	12	2033-2034	2033	\$0	\$0	\$42,006,720	\$42,006,720	\$42,006,720	\$42,006,720
	13	2034-2035	2034	\$0	\$0	\$42,006,720	\$42,006,720	\$42,006,720	\$42,006,720
	14	2035-2036	2035	\$0	\$0	\$42,006,720	\$42,006,720	\$42,006,720	\$42,006,720
	15	2036-2037	2036	\$0	\$0	\$42,006,720	\$42,006,720	\$42,006,720	\$42,006,720
	16	2037-2038	2037	\$0	\$0	\$42,006,720	\$42,006,720	\$42,006,720	\$42,006,720
	17	2038-2039	2038	\$0	\$0	\$42,006,720	\$42,006,720	\$42,006,720	\$42,006,720
	18	2039-2040	2039	\$0	\$0	\$42,006,720	\$42,006,720	\$42,006,720	\$42,006,720
	19	2040-2041	2040	\$0	\$0	\$42,006,720	\$42,006,720	\$42,006,720	\$42,006,720
	20	2041-2042	2041	\$0	\$0	\$42,006,720	\$42,006,720	\$42,006,720	\$42,006,720
	21	2042-2043	2042	\$0	\$0	\$42,006,720	\$42,006,720	\$42,006,720	\$42,006,720
	22	2043-2044	2043	\$0	\$0	\$42,006,720	\$42,006,720	\$42,006,720	\$42,006,720
	23	2044-2045	2044	\$0	\$0	\$42,006,720	\$42,006,720	\$42,006,720	\$42,006,720
	24	2045-2046	2045	\$0	\$0	\$42,006,720	\$42,006,720	\$42,006,720	\$42,006,720
	25	2046-2047	2046	\$0	\$0	\$42,006,720	\$42,006,720	\$42,006,720	\$42,006,720

Additional years for 25 year economic impact as required by 313.026(c)(1)

Schedule C: Employment Information

Date 2/10/2020
 Applicant Name Tuisita Solar, LLC
 ISD Name Goliad ISD

Form 50-296A
 Revised May 2014

	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Construction			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 insert as many rows as necessary	0	2019-2020	2019	0	\$0	0	0	n/a	
Each year prior to start of value Limitation Period insert as many rows as necessary	Stub	2020-2021	2020	250 FTE	\$50,000	0	0	n/a	
Each year prior to start of value Limitation Period insert as many rows as necessary	QTP1	2021-2022	2021	250 FTE	\$50,000	0	0	n/a	
Value Limitation Period The qualifying time period could overlap the value limitation period.	QTP2/LP1	2022-2023	2022	0	n/a	0	1	\$67,311	
	2	2023-2024	2023	0	n/a	0	1	\$67,311	
	3	2024-2025	2024	0	n/a	0	1	\$67,311	
	4	2025-2026	2025	0	n/a	0	1	\$67,311	
	5	2026-2027	2026	0	n/a	0	1	\$67,311	
	6	2027-2028	2027	0	n/a	0	1	\$67,311	
	7	2028-2029	2028	0	n/a	0	1	\$67,311	
	8	2029-2030	2029	0	n/a	0	1	\$67,311	
	9	2030-2031	2030	0	n/a	0	1	\$67,311	
	10	2031-2032	2031	0	n/a	0	1	\$67,311	
Years Following Value Limitation Period	11 through 25	2031-2047	2031-2047	0	n/a	0	1	\$67,311	

Notes: See TAC 9.1051 for definition of non-qualifying jobs.
 Only include jobs on the project site in this school district.
 Are the cumulative number of qualifying jobs listed in Column D less than the number of qualifying jobs required by statute?
C1. (25 qualifying jobs in Subchapter B districts, 10 qualifying jobs in Subchapter C districts)
C1a. Will the applicant request a job waiver as provided under 313.025(f-1)?
C1b. Will the applicant avail itself of the provision in 313.021(3)(F)?

Yes No
 Yes No
 Yes No

Schedule D: Other Incentives (Estimated)

Date: 2/10/2020
 Applicant Name: Tulsita Solar, LLC
 ISD Name: Goliad 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: Goliad County City: Other:	2022	Ten years	\$1,621,317	\$1,405,405	\$215,912
Tax Code Chapter 312	County: Goliad County City: Other:					
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:						
				\$1,621,317	\$1,405,405	\$215,912

Additional information on incentives for this project:



Tulsita Solar, LLC
Chapter 313 Application to Goliad ISD

CHECKLIST ITEM #15

Economic Impact Analysis, other payments made in the state or other economic information.

N/A



Tulsita Solar, LLC
Chapter 313 Application to Goliad ISD

CHECKLIST ITEM #16

Description of Reinvestment or Enterprise Zone.

1. Evidence that the area qualifies as an enterprise zone as defined by the Governor's Office
2. Legal description of reinvestment zone
3. Order, resolution or ordinance establishing the reinvestment zone
4. Guidelines and criteria for creating the zone

***IN THE COMMISSIONERS COURT
OF
GOLIAD COUNTY, TEXAS***

**ORDER TO PARTICIPATE IN TAX ABATEMENT
AND DESIGNATING GOLIAD COUNTY
REINVESTMENT ZONE No. 2-Tulsita Solar**

WHEREAS, on the 25th day of November 2019, came on for consideration the determination to participate in tax abatement and designation of a Reinvestment Zone pursuant to Chapter 312 of the Texas Tax Code, and

WHEREAS, the Commissioners Court of Goliad County has determined that it is eligible to participate in tax abatement and by this Order hereby designates a Reinvestment Zone as described more fully in the documents attached to this Order and incorporated by reference, specifically, the following descriptive documents:

A description of the project, and the property to be contained within the Goliad County Reinvestment Zone No. 2-Tulsita Solar, said description being incorporated herein by reference as Exhibits A.

The Application, Property Description and Map of the Reinvestment Zone Created by this Order and attached to this Order as Exhibit A are intended to more fully and accurately describe the geographic region included within the Reinvestment Zone to be known as Goliad County Reinvestment Zone No. 2-Tulsita Solar.

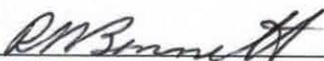
WHEREAS, prior to the creation of the Goliad County Reinvestment Zone No. 2-Tulsita Solar, the Commissioners court made a determination that the application filed by Tulsita Solar, LLC, meets the applicable guidelines and criteria adopted by the Commissioners Court on or about August 9, 2019, and that a tax abatement agreement between the County and Tulsita Solar LLC, would be in compliance with the established guidelines and criteria for tax abatement, and

WHEREAS, the Commissioners Court did conduct a public hearing, after due notice, as required by law, prior to the creation of a reinvestment zone, as required by Chapter 312 of the Texas Tax Code. After receiving public comment, the Commissioners Court hereby determines that the designation of an area as a reinvestment zone would contribute to the retention or expansion of primary employment in Goliad County, Texas, and would contribute to the economic development of the County,

THEREFORE, PREMISES CONSIDERED, the Commissioners Court of Goliad County, Texas has elected to participate in tax abatement and does hereby designate the Goliad County Reinvestment Zone No. 2-Tulsita Solar, as described more fully in the attachments to this Order, which are incorporated herein by reference and are to be filed in the minutes of the Commissioners Court with this Order.

It is further ORDERED by the Commissioners Court that the County Judge is hereby authorized to execute, on behalf of Goliad County, Texas, such documents as may be necessary to facilitate and implement this Order.

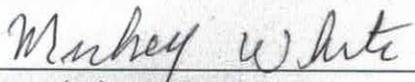
Dated: Adopted on November 25, 2019.



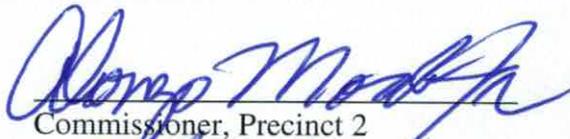
County Judge, Goliad County, Texas



Commissioner, Precinct 1



Commissioner, Precinct 3

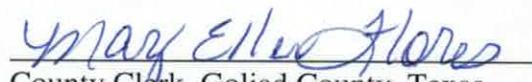


Commissioner, Precinct 2



Commissioner, Precinct 4

Attest:

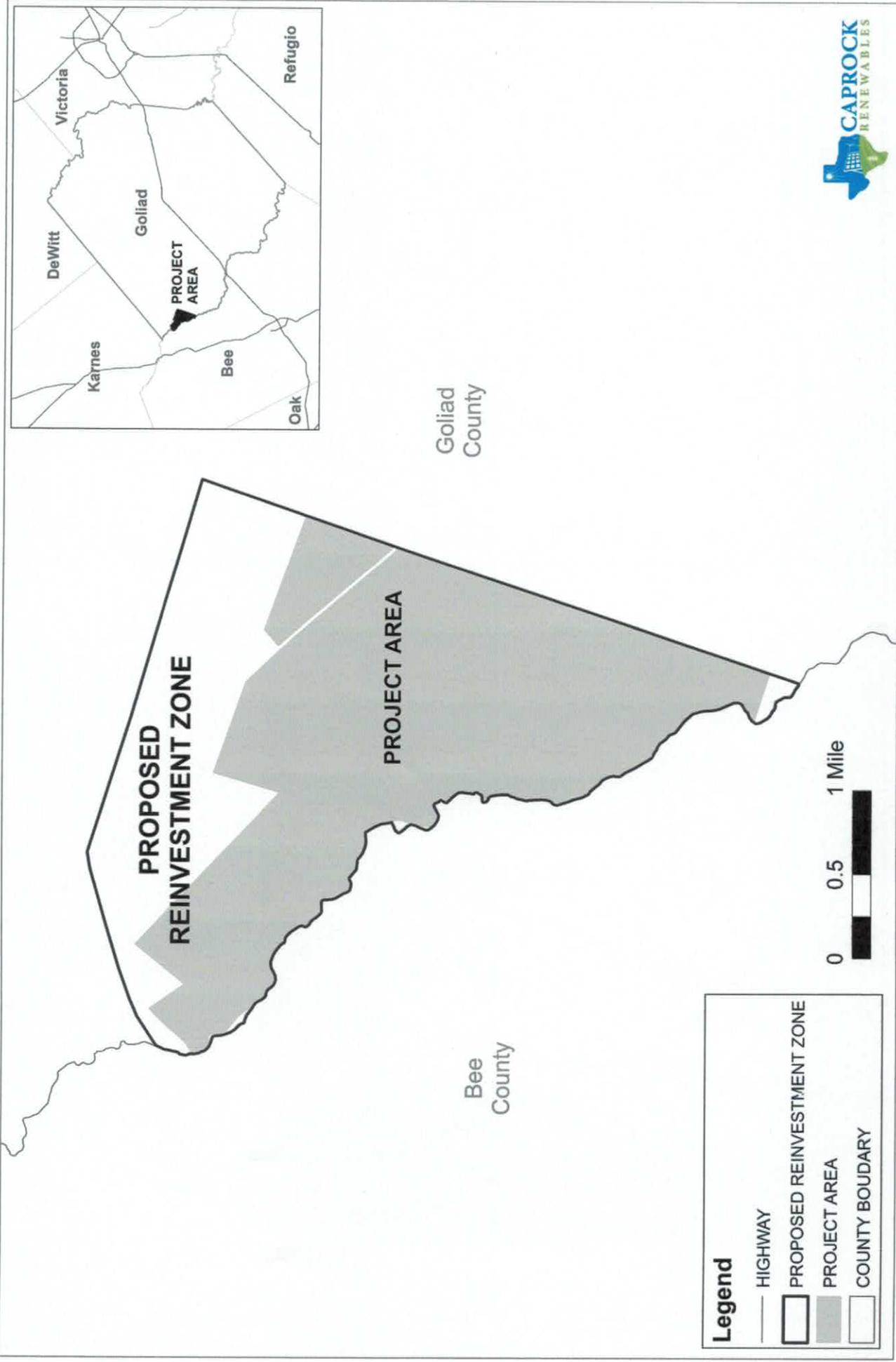
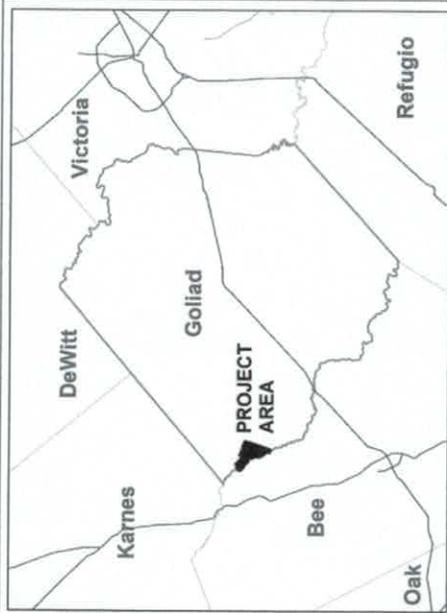


County Clerk, Goliad County, Texas



GOLIAD CAD PID	OWNER	GEOGRAPHIC ID	LEGAL DESCRIPTION	OWNER ID	ACRES
2647	MKHG TRUST	1001-129352-192000	R G MILLICAN B-10 ABS 192 AC 206.50	5	2 06.50
2648	MKHG TRUST	1001-129353-205000	W A MOORE B-10 ABS 205 AC 197.29	5	1 97.29
2649	MKHG TRUST	1001-129356-399000	G A RAY B-10 ABS 399 AC 348.67	5	348.67
2650	MKHG TRUST	1001-129357-414000	E RAY B-10 ABS 414 AC 228.33	5	2 28.33
4155	WELDER RAYMOND JAMES III & KATHARINE H	1001-210388-125000	J GOMEZ B-9 C-9 ABS 125 AC 152.33	10095301	1 52.33
4158	LACKEY LAND LIMITED	1001-210388-205000	W A MOORE ABS 205 AC 10.40 E TALLY ABS 277 AC .08 B-9	211124	10.48
4165	WELDER RAYMOND JAMES III & KATHARINE H	1001-210388-399000	G A RAY B-9,10 ABS 399 AC 245.66	10095301	2 45.66
4166	WELDER RAYMOND JAMES III & KATHARINE H	1001-210388-401000	A B & M C-10 ABS 401 AC 49.24	10095301	49.24
4168	LACKEY LAND LIMITED	1001-210388-421000	B & B B-9 ABS 421 AC 491.74 IMPS	211124	4 91.74
5663	R H RANCHING CO	1001-289974-414000	E RAY C-10 ABS 414 AC 401.37	6741	4 01.37
5664	R H RANCHING CO	1001-289975-000000	R G MILLICAN B-10 C-10,11 ABS 192 AC 1464.50	6741	1,464.50
8010	LHK-AUSTIN RANCH HOLDINGS LLC	1001-393796-414000	E RAY C-10 ABS 414 AC 18.13	10095542	18.13
684875	WELDER RAYMOND JAMES III & KATHARINE H	1001-416052-421000	B & B B-9 ABS 421 AC 54.34	10095301	54.34
No ID					75.00
No ID					17.00
					3,960.58

PER CAD WEBSITE AS OF 10/01/2019



Legend

- HIGHWAY
- PROPOSED REINVESTMENT ZONE
- PROJECT AREA
- COUNTY BOUNDARY



PROPOSED REINVESTMENT ZONE



Tulsita Solar, LLC
Chapter 313 Application to Goliad ISD

CHECKLIST ITEM # 17

Signature and Certification page, signed and dated by Authorized School District Representative and Authorized Company Representative.

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.

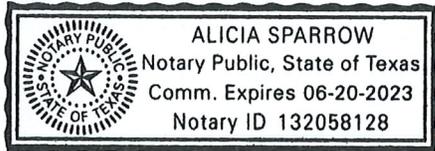
print here -> Donald T. Gog Interim Superintendent
Print Name (Authorized School District Representative) Title
sign here -> Donald T. Gog 2-10-20
Signature (Authorized School District Representative) Date

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 -> Raina Hornaday General Manager
Print Name (Authorized Company Representative (Applicant)) Title
sign here -> Raina Hornaday 2-10-2020
Signature (Authorized Company Representative (Applicant)) Date



(Notary Seal)

GIVEN under my hand and seal of office this, the 10th day of February, 2020
Alicia Sparrow
Notary Public in and for the State of Texas
My Commission expires: 6-20-2023

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.