
SARA LEON
& ASSOCIATES, LLC

April 27, 2020

Via Electronic Mail: Michelle.Luera@cpa.texas.gov

Ms. Michelle Luera, CTCM
Senior Research Analyst
Data Analysis and Transparency Division
Texas Comptroller of Public Accounts
111 E. 17th St.
Austin, TX 78774

Re: Application 1468 between the Needville Independent School District and Old 300 Solar Center, LLC – Amendment 002

Dear Ms. Luera:

This letter is in response to your email dated April 9, 2020. Per your request, Old 300 Solar Center, LLC made the following changes to Application No. 1468. Enumerated below are the changes contained in Amendment #002:

1. **Section 2, Page 3** – Updated authorized company representative.
2. **Tab 4, 7 and 8** – Updated to remove reference to the “battery or battery system.” The generator interconnection request 21INR0464 for Old 300 Storage was terminated.
3. **Tab 13** – Amended to provide latest available wage data.
4. **Tab 14** – Schedules updated to fix formatting issues, change the limitation amount for Needville ISD to \$60M in Schedule B, and add further detail on other benefits in Schedule D.
5. **Tab 16** – Amended to include the established Reinvestment Zone.
6. **Tab 17** – Signature and Certification Page – A new Signature Page is attached.

If you have any questions, or would like to discuss this matter further, please contact me at 512.637.4298.

Thanks so much for your kind attention to this matter.

Respectfully submitted,



Sara Hardner Leon

Enclosures

April 27, 2020

Page 2

cc: *Via Electronic Mail:* rhodesc@needvilleisd.com
Mr. Curtis Wayne Rhodes, Superintendent of Schools, Needville Independent School District

Via Electronic Mail: pmoore@lincolnclean.com
Mr. Philip Moore, Senior Vice President - Development, Orsted Onshore North America, LLC

Via Electronic Mail: jgoodwillie@lincolnclean.com
Ms. Jennifer Goodwillie, Director of Development, Orsted Onshore North America, LLC

Via Electronic Mail: dsewell@sbaustinlaw.com
Mr. David Sewell, Partner, Stahl, Davies, Sewell, Chavarria & Friend, LLP

SECTION 2: Applicant Information (continued)

4. Authorized Company Consultant (If Applicable)

First Name

Last Name

Title

Firm Name

Phone Number

Fax Number

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? _____

2. List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) _____

3. List the NAICS code _____

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) _____

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**)

Tab Item 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.

Old 300 Solar Center, LLC is requesting a Chapter 313 Appraised Value Limitation Agreement from Needville ISD for a proposed solar powered electric generating facility (the "Project") to be constructed in Needville ISD in Fort Bend County. The installed capacity of the proposed project is expected to be approximately 400 megawatts (MW). Solar panel type and size have yet to be finalized. The Project area is expected to be approximately 3,200 acres.

Construction of the Project is expected to commence in the fourth quarter of 2020 and is anticipated to be complete in the first quarter of 2022. Construction of the project will include, but is not limited to, the following: solar modules/panels, metal mounting system with tracking capabilities, underground conduit, communication cables, electric collection system wiring, combiner boxes, DC-to-AC inverter stations, 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 communication system, access and service roads, and meteorological equipment to measure solar irradiation and weather conditions.

Tab Item 7

Description of Qualified Investment

Old 300 Solar Center, LLC plans to construct a 400 MW solar farm (the “Project”) in Fort Bend County. This application covers all qualified property in the reinvestment zone and project boundary within Needville ISD. The Project area is expected to be approximately 3,200 acres.

The Applicant is requesting an appraised value limitation on all the property constructed or placed upon the real property within Needville ISD. Solar equipment selection is ongoing at this time and has not been finalized. The exact number of PV panels and their capacity will vary depending upon the panels and the inverters selected, manufacturer’s availability and prices, ongoing engineering design optimization, and the final megawatt generating capacity of the Project when completed.

Construction of the project will include, but is not limited to, the following: solar modules/panels, metal mounting system with tracking capabilities, underground conduit, communication cables, electric collection system wiring, combiner boxes, DC-to-AC converter stations, 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 communication system, access and service roads, and meteorological equipment to measure solar irradiation and weather conditions.

Construction of the project is anticipated to begin in quarter 4 of 2020 with completion and commercial operation by quarter 1 of 2022.

Tab Item 8

Description of Qualified Property

Old 300 Solar Center, LLC plans to construct a 400 MW solar farm (the “Project”) in Fort Bend County. This application covers all qualified property in the reinvestment zone and project boundary within Needville ISD. The Project area is expected to be approximately 3,200 acres.

The Applicant is requesting an appraised value limitation on all the property constructed or placed upon the real property within Needville ISD. Solar equipment selection is ongoing at this time and has not been finalized. The exact number of PV panels and their capacity will vary depending upon the panels and the inverters selected, manufacturer’s availability and prices, ongoing engineering design optimization, and the final megawatt generating capacity of the Project when completed.

Construction of the project will include, but is not limited to, the following: solar modules/panels, metal mounting system with tracking capabilities, underground conduit, communication cables, electric collection system wiring, combiner boxes, DC-to-AC converter stations, 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 communication system, access and service roads, and meteorological equipment to measure solar irradiation and weather conditions.

Construction of the project is anticipated to begin in quarter 4 of 2020 with completion and commercial operation by quarter 1 of 2022.

Tab Item 13

Calculation of three possible wage requirements with TWC documentation

Quarterly Employment and Wages (QCEW)

Average Weekly Wage for All Jobs (All Industries) in Fort Bend County

Year	Period	Area	Ownership	Ind-Code	Industry	Avg. Weekly Wages
2018	4 th Qtr	Fort Bend	Total All	10	Total, All Industries	\$1,031
2019	1 st Qtr	Fort Bend	Total All	10	Total, All Industries	\$1,045
2019	2 nd Qtr	Fort Bend	Total All	10	Total, All Industries	\$978
2019	3 rd Qtr	Fort Bend	Total All	10	Total, All Industries	\$977
Average						\$1,007.75

110% of \$1,007.75 = \$1,108.53

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	Fort Bend	Total All	10	Total, All Industries	1,048	
2018	02	Fort Bend	Total All	10	Total, All Industries	959	
2018	03	Fort Bend	Total All	10	Total, All Industries	952	
2018	04	Fort Bend	Total All	10	Total, All Industries	1,031	
2019	01	Fort Bend	Total All	10	Total, All Industries	1,045	
2019	02	Fort Bend	Total All	10	Total, All Industries	978	
2019	03	Fort Bend	Total All	10	Total, All Industries	977	

Quarterly Employment and Wages (QCEW)

Average Weekly Wage for Manufacturing Jobs in Fort Bend County

Year	Period	Area	Ownership	Ind-Code	Industry	Avg. Weekly Wages
2018	4th Qtr	Fort Bend	Private	31-33	Manufacturing	\$1,606
2019	1st Qtr	Fort Bend	Private	31-33	Manufacturing	\$1,676
2019	2 nd Qtr	Fort Bend	Private	31-33	Manufacturing	\$1,425
2019	3 rd Qtr	Fort Bend	Private	31-33	Manufacturing	\$1,443
Average						\$1,537.50

110% of \$1,537.50 = \$1,691.25

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	Fort Bend	Private	31-33	Manufacturing	1,677	
2018	02	Fort Bend	Private	31-33	Manufacturing	1,417	
2018	03	Fort Bend	Private	31-33	Manufacturing	1,447	
2018	04	Fort Bend	Private	31-33	Manufacturing	1,606	
2019	01	Fort Bend	Private	31-33	Manufacturing	1,676	
2019	02	Fort Bend	Private	31-33	Manufacturing	1,425	
2019	03	Fort Bend	Private	31-33	Manufacturing	1,443	

Quarterly Employment and Wages (QCEW)

Average Weekly Wage for Manufacturing Jobs in Region

Fort Bend County is included in the Houston-Galveston Area Council. The most recently reported (2018) average wage for the Houston-Galveston Area Council is \$61,909.

$$\$61,909 / 52 = \$1,190.56$$

$$110\% \text{ of } \$1,190.56 = \$1,309.61$$

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.

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

1468_Needville_Old300_Amendment No.2_April 24, 2020

Date 23-Apr-20
 Applicant Name Old 300 Solar Center, LLC
 ISD Name Needville ISD

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 new investment made during this year that will not become Qualified Property [SEE NOTE]	Other new investment made during this year that may become Qualified Property [SEE NOTE]	Total Investment (Sum of Columns A+B+C+D)
Investment made before filing complete application with district	2020	2020-2021	2020	Not eligible to become Qualified Property			[The only other investment made before filing complete application with district that may become Qualified Property is land.]	
Investment made after filing complete application with district, but before final board approval of application								
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period								
Complete tax years of qualifying time period	QTP1	2021-2022	2021	\$429,000,000	\$1,000,000			\$430,000,000
	QTP2/LTP1	2022-2023	2022					\$0
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				\$429,000,000	\$1,000,000	\$0	\$0	\$430,000,000
				Enter amounts from TOTAL row above in Schedule A2				
Total Qualified Investment (sum of green cells)				\$430,000,000				

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

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

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

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

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

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

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

Date 23-Apr-20

Applicant Name Old 300 Solar Center, LLC

Form 50-296A

ISD Name Needville ISD

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]	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		\$429,000,000	\$1,000,000	\$0	\$0	\$430,000,000	
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2020-2021	2020						
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	QTP1	2021-2022	2021	\$429,000,000	\$1,000,000	\$0	\$0	\$430,000,000	
	QTP2/LP1	2022-2023	2022	\$0	\$0	\$0	\$0	\$0	\$0
	2	2023-2024	2023	\$0	\$0	\$0	\$0	\$0	\$0
	3	2024-2025	2024	\$0	\$0	\$0	\$0	\$0	\$0
	4	2025-2026	2025	\$0	\$0	\$0	\$0	\$0	\$0
	5	2026-2027	2026	\$0	\$0	\$0	\$0	\$0	\$0
	6	2027-2028	2027	\$0	\$0	\$0	\$0	\$0	\$0
	7	2028-2029	2028	\$0	\$0	\$0	\$0	\$0	\$0
	8	2029-2030	2029	\$0	\$0	\$0	\$0	\$0	\$0
	9	2030-2031	2030	\$0	\$0	\$0	\$0	\$0	\$0
	10	2031-2032	2031	\$0	\$0	\$0	\$0	\$0	\$0
Total Investment made through limitation				\$429,000,000	\$1,000,000	\$0	\$0	\$430,000,000	
Continue to maintain viable presence	11	2032-2033	2032			\$0		\$0	\$0
	12	2033-2034	2033			\$0		\$0	\$0
	13	2034-2035	2034			\$0		\$0	\$0
	14	2035-2036	2035			\$0		\$0	\$0
	15	2036-2037	2036			\$0		\$0	\$0
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2037-2038	2037			\$0		\$0	\$0
	17	2038-2039	2038			\$0		\$0	\$0
	18	2039-2040	2039			\$0		\$0	\$0
	19	2040-2041	2040			\$0		\$0	\$0
	20	2041-2042	2041			\$0		\$0	\$0
	21	2042-2043	2042			\$0		\$0	\$0
	22	2043-2044	2043			\$0		\$0	\$0
	23	2044-2045	2044			\$0		\$0	\$0
	24	2045-2046	2045			\$0		\$0	\$0
	25	2046-2047	2046			\$0		\$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

*** 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

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)

1468_Needville_Old300_Amendment No.2_April 24, 2020

Date

23-Apr-20

Applicant Name

Old 300 Solar Center, LLC

Form 50-296A

ISD Name

Needville 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	2020-2021	2020						
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	QTP1	2021-2022	2021						
	QTP2/LTP1	2022-2023	2022	\$0	\$980,000	\$421,400,000	\$422,380,000	\$422,380,000	\$60,000,000
	2	2023-2024	2023	\$0	\$921,200	\$396,116,000	\$397,037,200	\$397,037,200	\$60,000,000
	3	2024-2025	2024	\$0	\$865,928	\$372,349,040	\$373,214,968	\$373,214,968	\$60,000,000
	4	2025-2026	2025	\$0	\$813,972	\$350,008,098	\$350,822,070	\$350,822,070	\$60,000,000
	5	2026-2027	2026	\$0	\$765,134	\$329,007,612	\$329,772,746	\$329,772,746	\$60,000,000
	6	2027-2028	2027	\$0	\$719,226	\$309,267,155	\$309,986,381	\$309,986,381	\$60,000,000
	7	2028-2029	2028	\$0	\$676,072	\$290,711,126	\$291,387,198	\$291,387,198	\$60,000,000
	8	2029-2030	2029	\$0	\$635,508	\$273,268,458	\$273,903,966	\$273,903,966	\$60,000,000
	9	2030-2031	2030	\$0	\$597,378	\$256,872,351	\$257,469,728	\$257,469,728	\$60,000,000
	10	2031-2032	2031	\$0	\$561,535	\$241,460,010	\$242,021,545	\$242,021,545	\$60,000,000
Continue to maintain viable presence	11	2032-2033	2032	\$0	\$527,843	\$226,972,409	\$227,500,252	\$227,500,252	\$227,500,252
	12	2033-2034	2033	\$0	\$496,172	\$213,354,065	\$213,850,237	\$213,850,237	\$213,850,237
	13	2034-2035	2034	\$0	\$466,402	\$200,552,821	\$201,019,223	\$201,019,223	\$201,019,223
	14	2035-2036	2035	\$0	\$438,418	\$188,519,651	\$188,958,069	\$188,958,069	\$188,958,069
	15	2036-2037	2036	\$0	\$412,113	\$177,208,472	\$177,620,585	\$177,620,585	\$177,620,585
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2037-2038	2037	\$0	\$387,386	\$166,575,964	\$166,963,350	\$166,963,350	\$166,963,350
	17	2038-2039	2038	\$0	\$364,143	\$156,581,406	\$156,945,549	\$156,945,549	\$156,945,549
	18	2039-2040	2039	\$0	\$342,294	\$147,186,522	\$147,528,816	\$147,528,816	\$147,528,816
	19	2040-2041	2040	\$0	\$321,757	\$138,355,330	\$138,677,087	\$138,677,087	\$138,677,087
	20	2041-2042	2041	\$0	\$302,451	\$130,054,011	\$130,356,462	\$130,356,462	\$130,356,462
	21	2042-2043	2042	\$0	\$284,304	\$122,250,770	\$122,535,074	\$122,535,074	\$122,535,074
	22	2043-2044	2043	\$0	\$267,246	\$114,915,724	\$115,182,970	\$115,182,970	\$115,182,970
	23	2044-2045	2044	\$0	\$251,211	\$108,020,780	\$108,271,992	\$108,271,992	\$108,271,992
	24	2045-2046	2045	\$0	\$236,138	\$101,539,534	\$101,775,672	\$101,775,672	\$101,775,672
25	2046-2047	2046	\$0	\$221,970	\$95,447,162	\$95,669,132	\$95,669,132	\$95,669,132	

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

Applicant Name

Old 300 Solar Center, LLC

Form 50-296A

ISD Name

Needville ISD

Revised May 2014

	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A	Column B	Column C	Column D	Column E
				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 FTEs	\$68,100			
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	QTP1	2021-2022	2021	300 FTEs	\$68,100			
	QTP2/LTP1	2022-2023	2022	N/A	N/A	0	4	\$68,100
	2	2023-2024	2023	N/A	N/A	0	4	\$68,100
	3	2024-2025	2024	N/A	N/A	0	4	\$68,100
	4	2025-2026	2025	N/A	N/A	0	4	\$68,100
	5	2026-2027	2026	N/A	N/A	0	4	\$68,100
	6	2027-2028	2027	N/A	N/A	0	4	\$68,100
	7	2028-2029	2028	N/A	N/A	0	4	\$68,100
	8	2029-2030	2029	N/A	N/A	0	4	\$68,100
	9	2030-2031	2030	N/A	N/A	0	4	\$68,100
	10	2031-2032	2031	N/A	N/A	0	4	\$68,100
Years Following Value Limitation Period	11 through 25	2032-2047	2032-2046	N/A	N/A	0	4	\$68,100

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)
If yes, answer the following two questions:

Yes No

C1a. Will the applicant request a job waiver, as provided under 313.025(f-1)?

Yes No

C1b. Will the applicant avail itself of the provision in 313.021(3)(F)?

Yes No

Schedule D: Other Incentives (Estimated)

Date

23-Apr-20

Applicant Name

Old 300 Solar Center, LLC

Form 50-296A

ISD Name

Needville ISD

Revised May 2014

State and Local Incentives for which the Applicant intends to apply (Estimated)						
Incentive Description	Taxing Entity (as applicable)	Beginning Year of Benefit	Duration of Benefit	Annual Tax Levy without Incentive	Annual Incentive	Annual Net Tax Levy
Tax Code Chapter 311	County:	N/A	N/A	N/A	N/A	N/A
	City:	N/A	N/A	N/A	N/A	N/A
	Other:	N/A	N/A	N/A	N/A	N/A
Tax Code Chapter 312	County: Fort Bend County	2022	10 years	\$850,000	Avg 60%	\$340,000
	City:	N/A	N/A	N/A	N/A	N/A
	Other: Fort Bend Drainage District	2022	10 years	\$30,000	Avg 60%	\$12,000
Local Government Code Chapters 380/381	County:	N/A	N/A	N/A	N/A	N/A
	City:	N/A	N/A	N/A	N/A	N/A
	Other:	N/A	N/A	N/A	N/A	N/A
Freeport Exemptions	N/A	N/A	N/A	N/A	N/A	N/A
Non-Annexation Agreements	N/A	N/A	N/A	N/A	N/A	N/A
Enterprise Zone/Project	N/A	N/A	N/A	N/A	N/A	N/A
Economic Development Corporation	N/A	N/A	N/A		N/A	
Texas Enterprise Fund	N/A	N/A	N/A		N/A	
Employee Recruitment	N/A	N/A	N/A		N/A	
Skills Development Fund	N/A	N/A	N/A		N/A	
Training Facility Space and Equipment	N/A	N/A	N/A		N/A	
Infrastructure Incentives	N/A	N/A	N/A		N/A	
Permitting Assistance	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
TOTAL				\$880,000	Avg 60%	\$352,000

Additional information on incentives for this project:

Tab Item 16

Description of Reinvestment Zone

Fort Bend County Reinvestment Zone 26 was established by the Commissioners Court of Fort Bend County on December 10, 2019. This documentation (including a legal description of all property included in Reinvestment Zone 26 and a map) is attached.

THE STATE OF TEXAS §
§
COUNTY OF FORT BEND §

The Commissioners Court of Fort Bend County, Texas (the “Commissioners Court”), acting for and on behalf of Fort Bend County, Texas, convened in regular session at a regular term of said Court, open to the public, on the 10th day of December, 2019, in the Commissioners Courtroom, 401 Jackson St., 2nd Floor, Richmond, Texas.

WHEREUPON, among other business, the following was transacted at said meeting:

ORDER DESIGNATING FORT BEND COUNTY REINVESTMENT ZONE NO. 26

The Order was duly introduced for the consideration of the Commissioners Court and reviewed in full. It was then duly moved and seconded that the Order be adopted; and, after due discussion, the motion, carrying with it the adoption of the Order, prevailed and carried by the following vote:

AYES: 5

NAYES: 0

The County Judge thereupon announced that the Motion had duly and lawfully carried and that the Order had been duly and lawfully adopted. The Order thus adopted follows:

ORDER DESIGNATING FORT BEND COUNTY
REINVESTMENT ZONE NO. 26

WHEREAS, the County Commissioners Court passed and approved Guidelines and Criteria for Granting Tax Abatement in Reinvestment Zones created in Fort Bend County, Texas, on February 26, 2019;

WHEREAS, pursuant to the Guidelines, the County has received a request for designation of a Reinvestment Zone and Tax Abatement;

WHEREAS, notice was given to all taxing entities where the proposed zone is to be located;

WHEREAS, after proper notice had been given in the November 29, 2019 edition of the Fort Bend Herald, the County has held a public hearing on December 10, 2019, where all interested persons were given an opportunity to speak, and evidence for and against the designation of Fort Bend County Reinvestment Zone No. 26 was gathered;

WHEREAS, the County Commissioners Court has determined, based on evidence gathered, that the improvements sought to be located in proposed Reinvestment Zone No. 26 are feasible and practical and would be a benefit to the land to be included in Reinvestment Zone No. 26 and to the County after the expiration of the Tax Abatement Agreement; and

WHEREAS, the designation of Reinvestment Zone No. 26 will reasonably likely contribute to the retention or expansion of primary employment, increase business opportunities in Fort Bend County and contribute to the economic development of both the property in Reinvestment Zone No. 26 and to Fort Bend County;

NOW THEREFORE, BE IT ORDERED BY THE COUNTY COMMISSIONERS COURT OF FORT BEND COUNTY:

SECTION ONE

That the findings and provisions set out in the preamble of this Order are hereby found to be true and correct, and are made a part of this Order for all purposes.

SECTION TWO

That Fort Bend County Reinvestment Zone No. 26 is hereby designated pursuant to the Guidelines for the purpose of encouraging economic development in Fort Bend County through tax abatement.

SECTION THREE

This designation shall be effective for five (5) years from the date of passage of this Order and may be renewed for five (5) year periods thereafter.

SECTION FOUR

The attached Exhibit A described tract(s) are to be combined and designated as Reinvestment Zone No. 26.

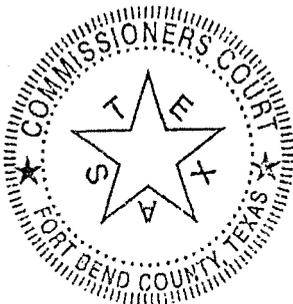
PASSED AND APPROVED this the 10th day of December, 2019.

FORT BEND COUNTY, TEXAS

By: *KP George*
KP George, County Judge

ATTEST:

Laura Richard
Laura Richard, County Clerk



Attachment: Exhibit A – Legal Description of All Parcels within the Reinvestment Zone
Exhibit B - Map of Reinvestment Zone

Exhibit A – Legal Description of All Parcels within the Reinvestment Zone

Property	Legal Description
R42243	0160 GEO DEDRICK, ACRES 192.71
R42234	0160 GEO DEDRICK, ACRES 649.342
R41025	0105 ANTONIE BALLE, ACRES 199.00
R39186	0084 JAS SCOTT, ACRES 1232.717
R42235	0160 GEO DEDRICK, ACRES 47.957
R39982	0091 JESSE VANCE, TRACT 2, ACRES 1.0
R42233	0160 GEO DEDRICK, ACRES 6.96
R280458	0229 H AND TC RY, ACRES 19.248, TRACT 3
R44147	0229 H AND TC RY, ACRES 2.00
R44148	0229 H AND TC RY, ACRES 79.37
R42242	0160 GEO DEDRICK, ACRES 8.252
R276463	0160 GEO DEDRICK, ACRES 10.4116
R49627	0742 JOHN M MOORE, ACRES 1.278
R311464	0742 JOHN M MOORE, ACRES 1.278
R311465	0742 JOHN M MOORE, ACRES 1.278
R49625	0742 JOHN M MOORE, ACRES 31.00
R311467	0742 JOHN M MOORE, ACRES 1.278
R311466	0742 JOHN M MOORE, ACRES 1.278
R147108	0060 S MILLER, ACRES 17.245
R123691	0160 GEO DEDRICK, ACRES 1.0
R180976	0179 GERM IMG CO, ACRES 8.68, ABANDONED RR ROW
R180973	0160 GEO DEDRICK, ACRES 11.72, ABANDONED RR ROW
R146854	0084 JAS SCOTT, ACRES 17.754
R160609	0060 S MILLER, ACRES 41.782
R42237	0160 GEO DEDRICK, ACRES 2.05
R42247	0160 GEO DEDRICK, ACRES 8.56
R392141	0160 GEO DEDRICK, TRACT 2, ACRES 8.7505
R33297	0033 R HODGE, ACRES 102.12
R33306	0033 R HODGE, ACRES 195.02
R311365	0033 R HODGE, TRACT C (PT), ACRES 18.0942, (SE 1/2 of a 32.82 ac tract)
R42740	0179 GERM IMG CO, ACRES 565.21
R45897	0319 W M SIMPSON, ACRES 640.00
R42739	0178 GERM IMG CO, ACRES 260.27
R254115	0160 GEO DEDRICK, ACRES 1.00
R42238	0160 GEO DEDRICK, ACRES 49.07
R242630	0160 GEO DEDRICK, ACRES 31.658
R49628	0742 JOHN M MOORE, ACRES 6.64

R42738	0178 GERM IMG CO, ACRES 52.23
R180966	0160 GEO DEDRICK, ACRES 10.58, ABANDONED RR ROW
R330775	0033 R Hodge, TRACT C (PT), ACRES 1.5
R311363	0033 R Hodge, TRACT C (PT), ACRES 13.2258, (NW 1/2 of a 32.82 ac tract)
R254109	0033 R HODGE, TRACT B (PT), ACRES 1.00
R242965	0033 R HODGE, TRACT B (PT), ACRES 31.82
R118650	0060 S MILLER, ACRES 1.75
R49683	0748 J R FARMER, ACRES 68.14
R160608	0084 JAS SCOTT, ACRES 111.549
R126306	0084 JAS SCOTT, ACRES 1.50
R180967	0160 GEO DEDRICK, ACRES 4.87, ABANDONED RR ROW
R33324	0033 R HODGE, ACRES 514.0
R166741	0160 GEO DEDRICK, ACRES .93, (150 X 270)
R180974	0178 GERM IMG CO, ACRES 7.55, ABANDONED RR ROW
R157740	0229 H AND TC RY, ACRES 2, 49 H&TC
R42245	0160 GEO DEDRICK, ACRES 2.0
R42241	0160 GEO DEDRICK, ACRES 2.05
R45327	0278 JOEL LEE, ACRES 540
R36054	0060 S MILLER, ACRES 47.034
R33290	0033 R HODGE, ACRES 98.563, (PT IN A-60 S MILLER)
R42232	0160 GEO DEDRICK, ACRES 914.53
R42742	0179 GERM IMG CO, ACRES 67.12, (S SANTA FE RR)
R33315	0033 R HODGE, ACRES 32.82
R48921	0615 G M COLLINGSWORTH, ACRES 1.00
R48920	0615 G M COLLINGSWORTH, ACRES 150.50
R42279	0160 GEO DEDRICK, ACRES 50
R42249	0160 GEO DEDRICK, TRACT 3 (Pt), ACRES 1, (Pt of a 10.057 ac tract)
R391569	0160 GEO DEDRICK, ACRES 1
R392140	0160 GEO DEDRICK, TRACT 1, ACRES 10.057
R42248	0160 GEO DEDRICK, TRACT 3 (Pt), ACRES 9.057, (Pt of a 10.057 ac tract)
R393960	0160 GEO DEDRICK, ACRES 30.7814
R42240	0160 GEO DEDRICK, ACRES 55.3715
R42244	0160 GEO DEDRICK, ACRES 44.7086
R395491	0160 GEO DEDRICK, ACRES 17.5169
R405030	0160 GEO DEDRICK, ACRES 4.62
R454925	0160 GEO DEDRICK, TRACT 2 (Pt), ACRES 1.3065
R33300	0033 R HODGE, ACRES 4.98

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

Curtis Rhodes

Print Name (Authorized School District Representative)

Superintendent

Title

sign here

[Handwritten signature of Curtis Rhodes]

Signature (Authorized School District Representative)

April 27, 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

Philip Moore

Print Name (Authorized Company Representative (Applicant))

Senior Vice President

Title

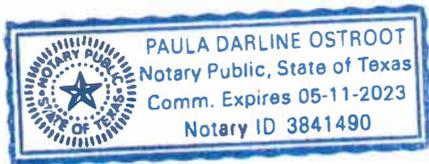
sign here

[Handwritten signature of Philip Moore]

Signature (Authorized Company Representative (Applicant))

April 24, 2020

Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

21 day of April 2020
[Handwritten signature of Paula Darline Ostroot]
Notary Public in and for the State of Texas
My Commission expires: 5/11/2023

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.