
SARA LEON
& ASSOCIATES, LLC

May 1, 2020

Desiree Caufield
Senior Research Analyst
Economic Development & Local Government
Data Analysis & Transparency Division
Texas Comptroller of Public Accounts
111 East 17th Street, Room 311
Austin, TX 78774

RE: Application #1480 between Mildred ISD and Armadillo Solar Center, LLC -
Amendment 001

Dear Ms. Caufield,

Attached please find the amended application pages for the Chapter 313 application submitted by Armadillo Solar Center, LLC to Mildred ISD. The revised application pages are:

1. Page 2, Section 2.3 – Checked “No” since the consultant contact information is not listed.
2. Page 4, Section 7.2 – checked “Land has existing improvements (complete Section 13)
3. Page 5, Section 9.3 – Changed Beginning of qualifying time period from “Jan 1, 2022” to “Jan 1, 2021”
4. Page 5, Section 10.4 – Added the county road and bridge rate jurisdiction and flood control taxing jurisdiction
5. Page 6, Section 13.4 – Added the total estimated market value of existing property
6. Tab 3 – Updated Orsted Holdings N.A. Inc., as the one member with 100% ownership (effective April 1, 2020 after the original application was submitted)
7. Tab 4 – Added Tab 4
8. Tabs 7 and 8 - Corrected construction start and commercial operations dates, removed “but not limited to” and added that the batter or battery system only stores power generated by the qualified property.
9. Tab 10 – A description of all property not eligible to become qualified property has been added.
10. Tab 11 – Labeled the project boundary on the Vicinity, ISD, and Qualified Investment maps-added the O&M Building to the Qualified Property map.
11. Tab 12 – Added signature to letter
12. Tab 13 – The Average weekly wage for all jobs in Navarro County “Average Weekly Wage” column has been added to the screenshot.

13. Tab 14 –Updated Schedule A2 with limitation year 1 Column A value of \$0 and Updated Schedule C estimated number of construction jobs and fixed the formatting so that Schedule C questions C1, C1a, and C1b answers are clear.
14. Tab 16 – Added estimated Reinvestment Zone board approval date and Navarro County Guidelines and Criteria.
15. Tab 17 – New Signature Page

Thanks so much for your kind attention to this matter.

Sincerely yours,

A handwritten signature in blue ink that reads "Sara Leon". The signature is written in a cursive style with a large initial "S".

Sara Hardner Leon

SHL:vr
Enclosures

cc: *Via Electronic Mail:* bakers@mildredisd.org
Shannon Baker, Superintendent of Schools, Mildred Independent School District

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

Via Electronic Mail: valexander@lincolnclean.com
Victoria Alexander, Project Manager, Development, Orsted Onshore North America, LLC

SECTION 1: School District Information (continued)

3. Authorized School District Consultant (If Applicable)

<u>Sara</u> First Name	<u>Hardner-Leon</u> Last Name
<u>Principal</u> Title	
<u>Sara Leon & Associates, LLC</u> Firm Name	
<u>512.637.4244</u> Phone Number	<u>512.637.4245</u> Fax Number
	<u>SaraLeonGroup@SaraLeonLaw.com</u> Email Address
<u>Mobile Number (optional)</u>	
4. On what date did the district determine this application complete?	<u>3/20/2020</u>
5. Has the district determined that the electronic copy and hard copy are identical?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

SECTION 2: Applicant Information

1. Authorized Company Representative (Applicant)

<u>Philip</u> First Name	<u>Moore</u> Last Name
<u>Senior Vice President - Development</u> Title	<u>Orsted Onshore North America, LLC</u> Organization
<u>401 N Michigan Ave., Ste. 501</u> Street Address	
<u>401 N Michigan Ave., Ste. 501</u> Mailing Address	
<u>Chicago</u> City	<u>IL</u> <u>60611</u> State ZIP
<u>512.767.7461</u> Phone Number	<u>312.527.0538</u> Fax Number
<u>Mobile Number (optional)</u>	<u>pmoore@lincolnclean.com</u> Business Email Address
2. Will a company official other than the authorized company representative be responsible for responding to future information requests?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2a. If yes, please fill out contact information for that person.	

<u>Victoria</u> First Name	<u>Alexander</u> Last Name
<u>Project Manager, Development</u> Title	<u>Orsted Onshore North America, LLC</u> Organization
<u>321 E Main Street, Suite 300</u> Street Address	
<u>321 E Main Street, Suite 300</u> Mailing Address	
<u>Charlottesville</u> City	<u>VA</u> <u>22902</u> State ZIP
<u>434-987-7889</u> Phone Number	<u>312.527.0538</u> Fax Number
<u>Mobile Number (optional)</u>	<u>valexander@lincolnclean.com</u> Business Email Address

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

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 Q4 2020
- 2. Commencement of construction Q1 2022
- 3. Beginning of qualifying time period Jan 1, 2021
- 4. First year of limitation 2023
- 5. Begin hiring new employees Q1 2023
- 6. Commencement of commercial operations Q2 2023
- 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? Q2 2023

SECTION 10: The Property

- 1. Identify county or counties in which the proposed project will be located Navarro County
- 2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property Navarro County Appraisal District
- 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: Navarro (inc. rd & bridge), 100%, 0.6180 City: _____
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
 Hospital District: _____ Water District: Navarro Flood Control, 0.0090, 100%
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
 Other (describe): Navarro College District, 100%, .1164 Other (describe): Mildred ISD, 100%, 1.2859
(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? 10,000,000.00
- 2. What is the amount of appraised value limitation for which you are applying? 20,000,000.00
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? June 30, 2020

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): 188,500.00
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): 0.00

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.

Tab Item 3

Documentation of Combined Group Membership under Texas Tax Code 171.0001(7)

Documentation from Texas Comptroller's Franchise Tax Division to demonstrate combined group membership:

1. Armadillo Solar Center, LLC is a Delaware Limited Liability Company formed on November 12, 2019.
2. Armadillo Solar Center, LLC is registered in the State of Texas as a foreign limited liability company, File Number 080346886 in the Office of the Secretary of State. Taxpayer number 32072529632.
3. Armadillo Solar Center, LLC has one member with 100% ownership, Orsted Holdings N.A. Inc., which is registered in the State of Texas as a foreign limited liability company, Taxpayer Number 32070588606, in the Office of the Secretary of State.
4. Contact information for Armadillo Solar Center, LLC is as follows:
 - a. Contact: Philip Moore
 - b. Phone: (512) 767 – 7461
 - c. Email: pmoore@lincolnclean.com
5. Since Armadillo Solar Center, LLC is a new entity, the initial franchise report will be filed as part of the affiliate group on the attached Form 05-166 (Texas Franchise Tax Extension Affiliate List) for Orsted Holdings N.A. Inc beginning with franchise tax report year 2020.

8052B4 2.000
TX2019 05-165
Ver. 10.0 (Rev.9-11/3)

Texas Franchise Tax Extension Affiliate List

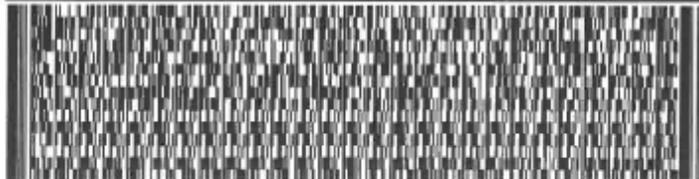
■ Tcode 13298

■ Reporting entity taxpayer number	■ Report year	Reporting entity taxpayer name
825192216	2019	ORSTRD HOLDINGS N.A. INC. & SUBSIDIARIES

LEGAL NAME OF AFFILIATE	AFFILIATE'S TEXAS TAXPAYER NUMBER (if none, enter FEI number)	BLACKEN BOX IF AFFILIATE DOES NOT HAVE NEXUS IN TEXAS
1. DESMOTT WIND CLASS B MEMBER, LLC	813445786	<input checked="" type="checkbox"/>
2. LCE DESMOTT HOLDINGS, INC.	821339119	<input checked="" type="checkbox"/>
3. LOCKETT WINDFARM CLASS B MEMBER, LLC	475576971	<input type="checkbox"/>
4. LOCKETT WINDFARM PROJECT HOLDINGS, LLC	475576971	<input type="checkbox"/>
5. LOCKETT WINDFARM LLC	32057025986	<input type="checkbox"/>
6. TABOKA WIND CLASS B HOLDCO, LLC	475576971	<input type="checkbox"/>
7. TABOKA WIND CLASS B MEMBER, LLC	823503052	<input type="checkbox"/>
8. LCE WS HOLDINGS, INC.	820798460	<input checked="" type="checkbox"/>
9. WILLOW SPRINGS CLASS B HOLDCO, LLC	475576971	<input type="checkbox"/>
10. WILLOW SPRINGS CLASS B MEMBER, LLC	814532633	<input type="checkbox"/>
11. NJ OAK SOLAR FINCO, LLC	275557243	<input checked="" type="checkbox"/>
12. NJ OAK SOLAR HOLDCO, LLC	275557412	<input checked="" type="checkbox"/>
13. NJ OAK SOLAR, LLC	275557553	<input checked="" type="checkbox"/>
14. SP ENERGY 1, LLC	32060294462	<input type="checkbox"/>
15. SP ENERGY DM LLC	32060955005	<input type="checkbox"/>
16. SP ENERGY ET, LLC	32060955054	<input type="checkbox"/>
17. SP ENERGY OL, LLC	32060955112	<input type="checkbox"/>
18. SP ENERGY EV, LLC	32061116839	<input type="checkbox"/>
19. SP ENERGY TL, LLC	32061116854	<input type="checkbox"/>
20. 2N PERMIAN SOLAR, LLC	32068420176	<input type="checkbox"/>
21. PALM CREEK WIND, LLC	832386088	<input checked="" type="checkbox"/>

Note: To file an extension request for a reporting entity and its affiliates, Form 05-164 (Texas Franchise Tax Extension Request) must be submitted with this affiliate list. The filing of this list by itself does not constitute a properly filed Extension Request. Do not file this form when requesting a second extension.

Texas Comptroller Official Use Only



VE/DE	<input type="checkbox"/>	FM	<input type="checkbox"/>
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8DS284 2.050
TX2019 05-185
Ver. 10.0 (Rev.9-11/3)

Texas Franchise Tax Extension Affiliate List

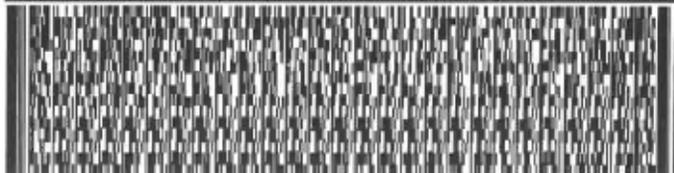
■ Tcode 13298

■ Reporting entity taxpayer number	■ Report year	Reporting entity taxpayer name
825192216	2019	CRSTED HOLDINGS N.A. INC. & SUBSIDIARIES

LEGAL NAME OF AFFILIATE	AFFILIATE'S TEXAS TAXPAYER NUMBER (if none, enter FEI number)	BLACKEN BOX IF AFFILIATE DOES NOT HAVE NEXUS IN TEXAS
1. ROCKWOOD ENERGY CENTER, LLC	32054494920	<input type="checkbox"/>
2. SHAMBER ENERGY CENTER, LLC	32055394756	<input type="checkbox"/>
3. PACTOLUS SOLAR, LLC	475576971	<input checked="" type="checkbox"/>
4. ST. LAWRENCE SOLAR, LLC	32059775901	<input type="checkbox"/>
5. STAKED PLAINS ENERGY, LLC	APPLIED FOR	<input type="checkbox"/>
6. SAGE DRAW WIND, LLC	32061883339	<input type="checkbox"/>
7. ANTELOPE PLAINS WIND, LLC	32061842095	<input type="checkbox"/>
8. BADGER WIND, LLC	824639918	<input checked="" type="checkbox"/>
9. WESTERN TRAIL WIND, LLC	32066890602	<input type="checkbox"/>
10. HELENA WIND, LLC	32066921225	<input type="checkbox"/>
11. SHERICK WIND, LLC	475576971	<input checked="" type="checkbox"/>
12. NAPOLEAN WIND, LLC	475576971	<input checked="" type="checkbox"/>
13. DEEPWATER WIND, LLC	32039317410	<input type="checkbox"/>
14. DEEPWATER WIND RHODE ISLAND, LLC	262549319	<input checked="" type="checkbox"/>
15. DEEPWATER WIND BLOCK ISLAND TRANSMISSION, LLC	270815977	<input checked="" type="checkbox"/>
16. DWBI CLASS B MEMBER, LLC	371829145	<input checked="" type="checkbox"/>
17. SHORT LINE, LLC	APPLIED FOR	<input checked="" type="checkbox"/>
18. DNM MAKI HOLDINGS, LLC	364852181	<input checked="" type="checkbox"/>
19. DEEPWATER WIND NEW ENGLAND, LLC	APPLIED FOR	<input checked="" type="checkbox"/>
20. DEEPWATER WIND SOUTH FORK, LLC	APPLIED FOR	<input checked="" type="checkbox"/>
21. DNM REV1, LLC	APPLIED FOR	<input checked="" type="checkbox"/>

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TX2019 05-165
Ver. 10.0 (Rev. 9-11/3)

Texas Franchise Tax Extension Affiliate List

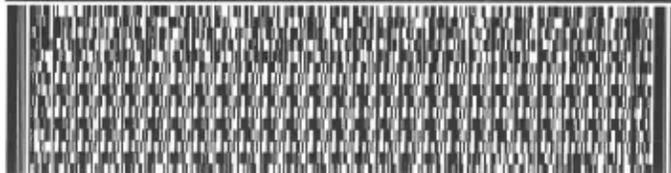
■ Tcode 13298

■ Reporting entity taxpayer number	■ Report year	Reporting entity taxpayer name
825192216	2019	ORSTED HOLDINGS N.A. INC. & SUBSIDIARIES

LEGAL NAME OF AFFILIATE	AFFILIATE'S TEXAS TAXPAYER NUMBER (If none, enter FEI number)	BLACKEN BOX IF AFFILIATE DOES NOT HAVE NEXUS IN TEXAS
1. DEEPWATER WIND NEW YORK, LLC	270804347	■ <input checked="" type="checkbox"/>
2. DEEPWATER WIND HUDSON CANYON, LLC	274672507	■ <input checked="" type="checkbox"/>
3. SKIPJACK OFFSHORE ENERGY, LLC	APPLIED FOR	■ <input checked="" type="checkbox"/>
4. DEEPWATER WIND NEW JERSEY, LLC	262368448	■ <input checked="" type="checkbox"/>
5.		■ <input type="checkbox"/>
6.		■ <input type="checkbox"/>
7.		■ <input type="checkbox"/>
8.		■ <input type="checkbox"/>
9.		■ <input type="checkbox"/>
10.		■ <input type="checkbox"/>
11.		■ <input type="checkbox"/>
12.		■ <input type="checkbox"/>
13.		■ <input type="checkbox"/>
14.		■ <input type="checkbox"/>
15.		■ <input type="checkbox"/>
16.		■ <input type="checkbox"/>
17.		■ <input type="checkbox"/>
18.		■ <input type="checkbox"/>
19.		■ <input type="checkbox"/>
20.		■ <input type="checkbox"/>
21.		■ <input type="checkbox"/>

Note: To file an extension request for a reporting entity and its affiliates, Form 05-164 (Texas Franchise Tax Extension Request) must be submitted with this affiliate list. The filing of this list by itself does not constitute a properly filed Extension Request. Do not file this form when requesting a second extension.

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VE/DE	<input type="checkbox"/>	FM	<input type="checkbox"/>
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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.

Armadillo Solar Center, LLC (aka Armadillo Solar Center) is requesting a Chapter 313 Appraised Value Limitation Agreement from Mildred ISD for a proposed solar powered electric generating facility (the "Project") to be entirely within constructed in Mildred ISD on approximately 2,368 acres of privately owned land in Navarro County, Texas. The installed capacity of the proposed project is expected to be approximately 200 megawatts (MW). Solar panel type and size have yet to be finalized.

Construction of the Project is expected to commence in the first quarter of 2022 and is anticipated to start commercial operations in the second quarter of 2023. Construction of the project will include the following: solar modules/panels, metal mounting system with tracking capabilities, battery or battery system (only stores power generated by qualified property), 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 radiation and weather conditions.

Tab Item 7

Description of Qualified Investment

Armadillo Solar Center, LLC plans to construct a 200 MW solar farm (the “Project”) in Navarro County. This application covers all qualified property in the reinvestment zone and project boundary within Mildred ISD.

The Applicant is requesting an appraised value limitation on all the property constructed or placed upon the real property within Mildred 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 the following: solar modules/panels, metal mounting system with tracking capabilities, battery or battery system (only stores power generated by qualified property), 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 radiation and weather conditions.

Construction of the project is anticipated to begin in the first quarter of 2022 with commercial operation by the second quarter of 2023.

Tab Item 8

Description of Qualified Property

Armadillo Solar Center, LLC plans to construct a 200 MW solar farm (the “Project”) in Navarro County. This application covers all qualified property in the reinvestment zone and project boundary within Mildred ISD.

The Applicant is requesting an appraised value limitation on all the property constructed or placed upon the real property within Mildred 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 the following: solar modules/panels, metal mounting system with tracking capabilities, battery or battery system (only stores power generated by qualified property), 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 radiation and weather conditions.

Construction of the project is anticipated to begin in the first quarter of 2022 with commercial operation by the second quarter of 2023.

Tab Item 10

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

1. Property ID 42389: Portable Metal Car Port with a total improvement value of \$1,800
2. Property ID 42388: Main Area, 2 barns, Porch, Main Area Addition, Pier with a total improvement value of \$107,400
3. Property ID 42365: 2 Metal Barns with a total improvement value of \$8,800
4. Property ID 42914: Barn with a total improvement value of \$500

SEE ATTACHED CAD INFORMATION FOR FURTHER DETAIL

Property ID: 42389 For Year

[View Map](#)
 Print

2020



Property Details	
Account	
Property ID:	42389

Property Values	
Improvement Homesite Value:	N/A

Property Details	
Account	
Property ID:	42389
Legal Description:	ABS A10194 T CHURCH ABST TRACT 2 559.1 ACRES
Geographic ID:	10194.00.00020.000.00.0
Agent Code:	
Type:	Real
Location	
Address:	6766 SE CR 2100 CORSICANA, TX 75109
Map ID:	N9
Neighborhood CD:	
Owner	
Owner ID:	15926
Name:	HEROD PEGGY HAMILTON
Mailing Address:	1221 LEXINGTON SQ CORSICANA, TX 75110
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values	
Improvement Homesite Value:	N/A
Improvement Non-Homesite Value:	N/A
Land Homesite Value:	N/A
Land Non-Homesite Value:	N/A
Agricultural Market Valuation:	N/A
Market Value:	N/A
Ag Use Value:	N/A
Appraised Value:	N/A
Homestead Cap Loss:	N/A
Assessed Value:	N/A

DISCLAIMER Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction [Back to Top](#)

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	Appr Dist	N/A	N/A	N/A	N/A	N/A
GNV	NAVARRO COUNTY	N/A	N/A	N/A	N/A	N/A
JCN	NAVARRO COLLEGE	N/A	N/A	N/A	N/A	N/A
NFL	NAVARRO FLOOD CONTROL	N/A	N/A	N/A	N/A	N/A
RBC	NAVARRO ROAD AND BRIDGE	N/A	N/A	N/A	N/A	N/A
SMI	MILDRED ISD	N/A	N/A	N/A	N/A	N/A

Total Tax Rate: N/A Estimated Taxes With Exemptions: N/A Estimated Taxes Without Exemptions: N/A

Property Improvement - Building [Back to Top](#)

Description: Appr type: RS Type: Misc Imp State Code: D2 Living Area: 0.00sqft Value: N/A

Type	Description	Class CD	Year Built	SQFT
ALUM CPT	PORTABLE METAL CARPORT	NS3	1990	1,200.00

Property Land [Back to Top](#)

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
IP-A	IMPROVED PASTURE-AVERAGE	85	3,702,600.00	0.00	0.00	N/A	N/A
NP-A	NATIVE PASTURE-AVERAGE	474.1	20,651,796.00	0.00	0.00	N/A	N/A

Property Roll Value History [Back to Top](#)

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
------	--------------	-------------	--------------	-----------	-------------	----------

Property Roll Value History [Back to Top](#)

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$1,800	\$1,006,380	\$58,040	\$59,840	\$0	\$59,840
2018	\$1,800	\$1,006,380	\$58,040	\$59,840	\$0	\$59,840
2017	\$1,750	\$1,006,380	\$58,040	\$59,790	\$0	\$59,790
2016	\$1,750	\$962,730	\$57,940	\$59,690	\$0	\$59,690
2015	\$1,750	\$892,960	\$57,940	\$59,690	\$0	\$59,690
2014	\$1,750	\$753,440	\$38,400	\$40,150	\$0	\$40,150
2013	\$1,750	\$753,440	\$50,230	\$51,980	\$0	\$51,980
2012	\$1,750	\$753,440	\$48,000	\$49,750	\$0	\$49,750
2011	\$1,750	\$753,440	\$50,230	\$51,980	\$0	\$51,980

Property Deed History [Back to Top](#)

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/16/2005	EXD	EXECUTOR'S DEED	HAMILTON EMMA E	HEROD PEGGY HAMILTON	1797	181	0
3/6/1946	WD	WARRANTY DEED	GRAHAM ROY	HAMILTON SNEAD	438	555	0
	OT	Owner Transfer	HAMILTON SNEAD	HAMILTON EMMA E			0

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Property Taxing Jurisdiction

[Back to Top](#)

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	Appr Dist	N/A	N/A	N/A	N/A	N/A
GNV	NAVARRO COUNTY	N/A	N/A	N/A	N/A	N/A
JCN	NAVARRO COLLEGE	N/A	N/A	N/A	N/A	N/A
NFL	NAVARRO FLOOD CONTROL	N/A	N/A	N/A	N/A	N/A
RBC	NAVARRO ROAD AND BRIDGE	N/A	N/A	N/A	N/A	N/A
SMI	MILDRED ISD	N/A	N/A	N/A	N/A	N/A

Total Tax Rate: N/A Estimated Taxes With Exemptions: N/A Estimated Taxes Without Exemptions: N/A

Property Improvement - Building

[Back to Top](#)

Description: Appr type: RS Type: Residential State Code: E1 Living Area: 2,040.00sqft Value: N/A

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	NS5	1989	1,680.00
BRN	BARN	FLT	1989	0.00
BRN	BARN	FLT	1989	0.00
PCH	PORCH	NS5	2005	480.00
MAA	MAIN AREA ADDITION	NS5	2005	360.00
PIER	PIER	NS5	2005	0.00

Property Land

[Back to Top](#)

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
------	-------------	---------	------	-----------	-----------	--------------	-------------

Property Land

[Back to Top](#)

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
NP-A	NATIVE PASTURE-AVERAGE	120.5	5,248,980.00	0.00	0.00	N/A	N/A
RES LOT	RESIDENTIAL LOT	1	43,560.00	0.00	0.00	N/A	N/A

Property Roll Value History

[Back to Top](#)

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$107,480	\$226,900	\$12,050	\$129,530	\$0	\$129,530
2018	\$107,480	\$224,900	\$12,050	\$127,530	\$0	\$127,530
2017	\$106,970	\$223,900	\$12,050	\$126,020	\$0	\$126,020
2016	\$101,980	\$212,910	\$12,050	\$119,080	\$0	\$119,080
2015	\$101,980	\$196,800	\$12,050	\$118,030	\$0	\$118,030
2014	\$101,980	\$172,700	\$7,830	\$113,810	\$0	\$113,810
2013	\$101,980	\$172,700	\$10,850	\$116,830	\$0	\$116,830
2012	\$65,500	\$174,200	\$10,360	\$81,360	\$0	\$81,360
2011	\$65,500	\$174,200	\$10,850	\$81,850	\$0	\$81,850

Property Deed History

[Back to Top](#)

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/30/1994	WILL	WILL	HAMILTON J F	HEROD PEGGY JEAN			0
10/22/1931	WD	WARRANTY DEED	HAMILTON J J	HAMILTON J F	352	58	0

Property Deed History

[Back to Top](#)

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/30/1994	WILL	WILL	HAMILTON J F	HEROD PEGGY JEAN			0
10/22/1931	WD	WARRANTY DEED	HAMILTON J J	HAMILTON J F	352	58	0
10/12/1920	WD	WARRANTY DEED	MELEAR H S	HAMILTON J J	228	230	0

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Property Details

Account	
Property ID:	42365
Legal Description:	ABS A10093 J BARRY ABST TRACT 6 40.45 ACRES
Geographic ID:	10093.00.00060.000.00.0
Agent Code:	
Type:	Real
Location	
Address:	
Map ID:	N9
Neighborhood CD:	
Owner	
Owner ID:	110433
Name:	CMK LAND INVESTMENTS LLC
Mailing Address:	PO BOX 959 CORSICANA, TX 75151
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	N/A
Improvement Non-Homesite Value:	N/A
Land Homesite Value:	N/A
Land Non-Homesite Value:	N/A
Agricultural Market Valuation:	N/A
Market Value:	N/A
Ag Use Value:	N/A
Appraised Value:	N/A
Homestead Cap Loss: ⓘ	N/A
Assessed Value:	N/A

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Property Taxing Jurisdiction

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Property Taxing Jurisdiction

[↑ Back to Top](#)

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	Appr Dist	N/A	N/A	N/A	N/A	N/A
GNV	NAVARRO COUNTY	N/A	N/A	N/A	N/A	N/A
JCN	NAVARRO COLLEGE	N/A	N/A	N/A	N/A	N/A
NFL	NAVARRO FLOOD CONTROL	N/A	N/A	N/A	N/A	N/A
RBC	NAVARRO ROAD AND BRIDGE	N/A	N/A	N/A	N/A	N/A
SMI	MILDRED ISD	N/A	N/A	N/A	N/A	N/A

Total Tax Rate: N/A Estimated Taxes With Exemptions: N/A Estimated Taxes Without Exemptions: N/A

Property Improvement - Building

[↑ Back to Top](#)

Description: Appr type: RS Type: Residential State Code: E1 Living Area: 0.00sqft Value: N/A

Type	Description	Class CD	Year Built	SQFT
MBRN	METAL BARN	FLT	1980	1,500.00
MBRN	METAL BARN	OS	2000	1,200.00

Property Land

[↑ Back to Top](#)

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
IP-A	IMPROVED PASTURE-AVERAGE	40.45	1,762,002.00	0.00	0.00	N/A	N/A

Property Roll Value History

[↑ Back to Top](#)

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
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Property Roll Value History

[↑ Back to Top](#)

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$8,880	\$88,990	\$5,060	\$13,940	\$0	\$13,940
2018	\$8,880	\$88,990	\$5,060	\$13,940	\$0	\$13,940
2017	\$8,880	\$88,990	\$5,060	\$13,940	\$0	\$13,940
2016	\$6,570	\$83,130	\$5,060	\$11,630	\$0	\$11,630
2015	\$6,570	\$66,740	\$5,060	\$11,630	\$0	\$11,630
2014	\$6,570	\$54,610	\$3,640	\$10,210	\$0	\$10,210
2013	\$4,040	\$88,990	\$3,640	\$7,680	\$0	\$7,680
2012	\$4,040	\$88,990	\$3,480	\$7,520	\$0	\$7,520
2011	\$4,040	\$88,990	\$3,640	\$7,680	\$0	\$7,680

Property Deed History

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Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/12/2020	GWD	GENERAL WARRANTY DEED	KINDLE CHADWICK MILNER	CMK LAND INVESTMENTS LLC	2020	2291	
6/13/2016	SWD	SPECIAL WARRANTY DEED	KINDLE CHADWICK M & CARRIE D	KINDLE CHADWICK MILNER	2016	6065	
2/28/2011	WD	WARRANTY DEED	GULLATT HERMAN P	KINDLE CHADWICK M & CARRIE D	2011	1474	
10/13/1972	COR	CORRECTION DEED	GULLATT HERMAN P	GULLATT HERMAN P	816	386	0
	WD	WARRANTY DEED	HAYES RAYMOND	GULLATT HERMAN P	794	203	0

2017	\$8,880	\$88,990	\$5,060	\$13,940	\$0	\$13,940
2016	\$6,570	\$83,130	\$5,060	\$11,630	\$0	\$11,630
2015	\$6,570	\$66,740	\$5,060	\$11,630	\$0	\$11,630
2014	\$6,570	\$54,610	\$3,640	\$10,210	\$0	\$10,210
2013	\$4,040	\$88,990	\$3,640	\$7,680	\$0	\$7,680
2012	\$4,040	\$88,990	\$3,480	\$7,520	\$0	\$7,520
2011	\$4,040	\$88,990	\$3,640	\$7,680	\$0	\$7,680

Property Deed History

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Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/12/2020	GWD	GENERAL WARRANTY DEED	KINDLE CHADWICK MILNER	CMK LAND INVESTMENTS LLC	2020	2291	
6/13/2016	SWD	SPECIAL WARRANTY DEED	KINDLE CHADWICK M & CARRIE D	KINDLE CHADWICK MILNER	2016	6065	
2/28/2011	WD	WARRANTY DEED	GULLATT HERMAN P	KINDLE CHADWICK M & CARRIE D	2011	1474	
10/13/1972	COR	CORRECTION DEED	GULLATT HERMAN P	GULLATT HERMAN P	816	386	0
	WD	WARRANTY DEED	HAYES RAYMOND	GULLATT HERMAN P	794	203	0

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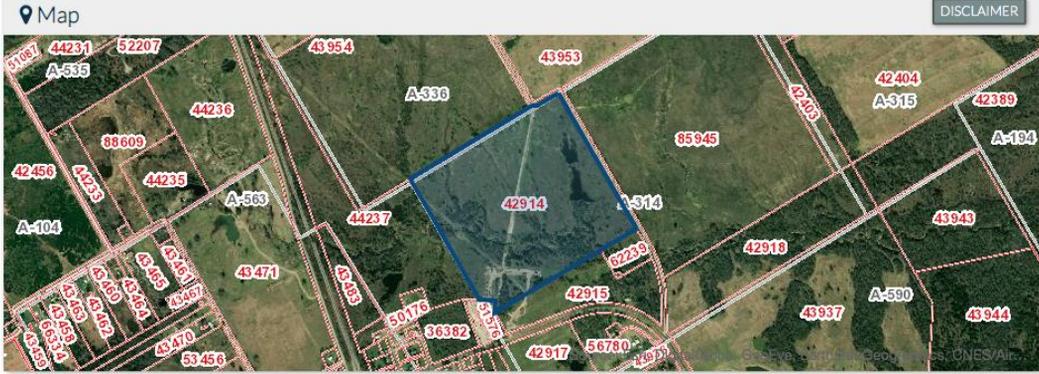


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Property ID: 42914 For Year

[View Map](#)
 Print

2020



Property Details	
Account	
Property ID:	42914

Property Values	
Improvement Homesite Value:	N/A

Property Details	
Account	
Property ID:	42914
Legal Description:	ABS A10314 E GARLICK ABST TRACT 1 91.609 ACRES
Geographic ID:	10314.00.00010.000.00.0
Agent Code:	
Type:	Real
Location	
Address:	
Map ID:	M9
Neighborhood CD:	
Owner	
Owner ID:	83614
Name:	MILLER MIKE & VIC MILLER & RHONDA SHERMAN
Mailing Address:	2801 LA FAYETTE AVE CORSICANA, TX 75110
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values	
Improvement Homesite Value:	N/A
Improvement Non-Homesite Value:	N/A
Land Homesite Value:	N/A
Land Non-Homesite Value:	N/A
Agricultural Market Valuation:	N/A
Market Value:	N/A
Ag Use Value:	N/A
Appraised Value:	N/A
Homestead Cap Loss:	N/A
Assessed Value:	N/A

DISCLAIMER Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction						
Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
Back to Top						

Property Taxing Jurisdiction

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Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	Appr Dist	N/A	N/A	N/A	N/A	N/A
GNV	NAVARRO COUNTY	N/A	N/A	N/A	N/A	N/A
JCN	NAVARRO COLLEGE	N/A	N/A	N/A	N/A	N/A
NFL	NAVARRO FLOOD CONTROL	N/A	N/A	N/A	N/A	N/A
RBC	NAVARRO ROAD AND BRIDGE	N/A	N/A	N/A	N/A	N/A
SMI	MILDRED ISD	N/A	N/A	N/A	N/A	N/A

Total Tax Rate: N/A Estimated Taxes With Exemptions: N/A Estimated Taxes Without Exemptions: N/A

Property Improvement - Building

[Back to Top](#)

Description: Appr type: RS Type: Misc Imp State Code: D2 Living Area: 0.00sqft Value: N/A

Type	Description	Class CD	Year Built	SQFT
BRN	BARN	FLT		0.00

Property Land

[Back to Top](#)

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
NP-A	NATIVE PASTURE-AVERAGE	91.609	3,990,488.04	0.00	0.00	N/A	N/A

Property Roll Value History

[Back to Top](#)

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A

Property Roll Value History

[Back to Top](#)

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$500	\$201,540	\$9,160	\$9,660	\$0	\$9,660
2018	\$500	\$201,540	\$9,160	\$9,660	\$0	\$9,660
2017	\$500	\$201,540	\$9,160	\$9,660	\$0	\$9,660
2016	\$500	\$334,790	\$19,020	\$19,520	\$0	\$19,520
2015	\$500	\$323,370	\$19,020	\$19,520	\$0	\$19,520
2014	\$500	\$266,310	\$12,360	\$12,860	\$0	\$12,860
2013	\$500	\$266,310	\$17,120	\$17,620	\$0	\$17,620
2012	\$500	\$266,310	\$16,360	\$16,860	\$0	\$16,860
2011	\$500	\$266,310	\$17,120	\$17,620	\$0	\$17,620

Property Deed History

[Back to Top](#)

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/5/2016	SWD	SPECIAL WARRANTY DEED	MILLER W P	MILLER MIKE & VIC MILLER & RHONDA SHERMAN	2017	48	
10/29/1943	WD	WARRANTY DEED	THOMPSON WALTON E	MILLER W P	421	78	0

DISCLAIMER

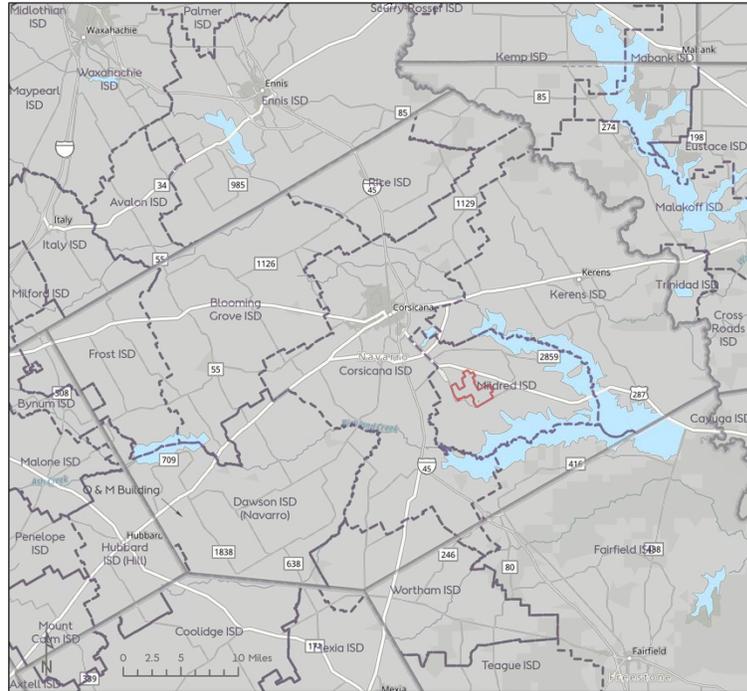
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Tab Item 11

Maps

Vicinity and ISD Map

Vicinity and ISD Map

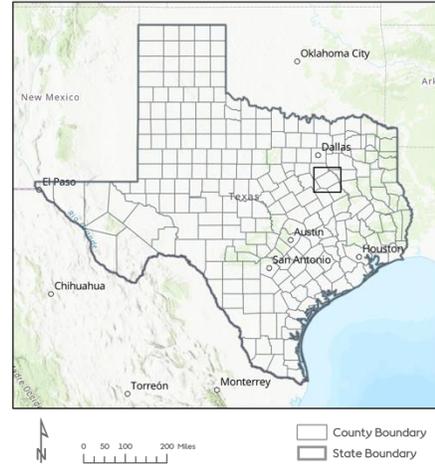


Legend

- Project Boundary, Proposed Reinvestment Zone
- RZ Excluded Area
- ISD Boundary
- County Boundary

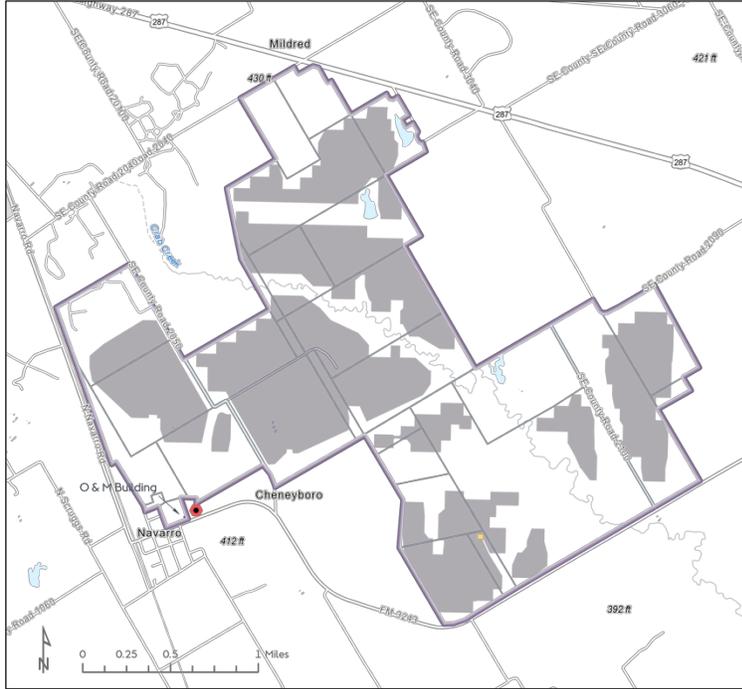
Armadillo Solar Center
Navarro County TX

Context: Map Extent



Location of Project, Proposed Reinvestment Zone, Mildred ISD Boundary, County Boundary, Qualified Investment, and Qualified Property:

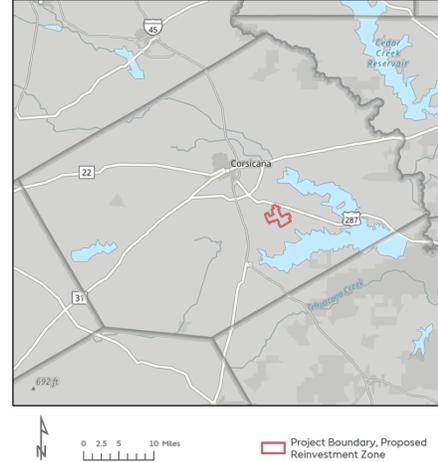
Project Layout - April 23, 2020



Legend

- Point of Interconnection
- Parcels
- Solar Panel Layout
- Armadillo O&M Building
- RZ Excluded Area
- Project Boundary and Proposed Reinvestment Zone

Context Map



Tab Item 12
Request For Waiver of Job Creation Requirement

March 6, 2020

Superintendent Baker
Mildred ISD
5475 South Highway 387
Corsicana, TX 75109

Re: Chapter 313 Job Waiver Request

Dear Superintendent Baker,

Please consider this letter to be Armadillo Solar Center, LLC's formal request to waive the minimum new job creation requirement, as provided under Texas Tax Code 313.025(f-l).

The governing body of a school district may waive the new jobs creation requirement in Section 313.021(2)(A)(iv)(b) or 313.051(b) and approve an application if the governing body makes a finding that the jobs creation requirement exceeds the industry standard for the number of employees reasonably necessary for the operation of the facility of the property that is described in this application. Solar energy projects create many full-time jobs during the construction phase, but these jobs are temporary by nature. Once the project is in operation, a small crew of full-time employees will maintain and operate the facility. The industry standard is 1-2 job per 100 MW, and based upon our experience in the solar industry, we expect that two (2) employees would be needed to operate a 200 MW facility, and we can commit to creating two (2) full-time positions to fill those needs. All would be qualifying jobs as described in Section 313.021(3) of the Texas Tax Code.

The applicant requests that the Mildred ISD's Board of Trustees make such a finding and waive the job creation requirement. This waiver request is in line with industry standards for the job requirements for a solar energy facility of this size, as evidenced by limitation agreement applications that have been filed by other solar energy developers, and by documentation related to the development and operation of solar energy generation facilities.

The project stands to provide significant benefits to the community with respect to increased tax base.

Kind Regards,



Victoria Alexander
Project Manager, Development
Armadillo Solar Center, LLC

Tab Item 12
Request For Waiver of Job Creation Requirement

March 6, 2020

Superintendent Baker
Mildred ISD
5475 South Highway 387
Corsicana, TX 75109

Re: Chapter 313 Job Waiver Request

Dear Superintendent Baker,

Please consider this letter to be Armadillo Solar Center, LLC's formal request to waive the minimum new job creation requirement, as provided under Texas Tax Code 313.025(f-l).

The governing body of a school district may waive the new jobs creation requirement in Section 313.021(2)(A)(iv)(b) or 313.051(b) and approve an application if the governing body makes a finding that the jobs creation requirement exceeds the industry standard for the number of employees reasonably necessary for the operation of the facility of the property that is described in this application. Solar energy projects create many full-time jobs during the construction phase, but these jobs are temporary by nature. Once the project is in operation, a small crew of full-time employees will maintain and operate the facility. The industry standard is 1-2 job per 100 MW, and based upon our experience in the solar industry, we expect that two (2) employees would be needed to operate a 200 MW facility, and we can commit to creating two (2) full-time positions to fill those needs. All would be qualifying jobs as described in Section 313.021(3) of the Texas Tax Code.

The applicant requests that the Mildred ISD's Board of Trustees make such a finding and waive the job creation requirement. This waiver request is in line with industry standards for the job requirements for a solar energy facility of this size, as evidenced by limitation agreement applications that have been filed by other solar energy developers, and by documentation related to the development and operation of solar energy generation facilities.

The project stands to provide significant benefits to the community with respect to increased tax base.

Kind Regards,



Victoria Alexander
Project Manager, Development
Armadillo Solar Center, LLC

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 Navarro County

Year	Period	Area	Ownership	Ind-Code	Industry	Avg. Weekly Wages
2018	4 th Qtr	Navarro	Total All	10	Total, All Industries	\$771
2019	1 st Qtr	Navarro	Total All	10	Total, All Industries	\$755
2019	2 nd Qtr	Navarro	Total All	10	Total, All Industries	\$747
2019	3 rd Qtr	Navarro	Total All	10	Total, All Industries	\$758
Average						\$758.75

110% of \$757.75 = \$833.53

Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2018	01	Navarro	Total All	10	Total, All Industries	720
2018	02	Navarro	Total All	10	Total, All Industries	730
2018	03	Navarro	Total All	10	Total, All Industries	740
2018	04	Navarro	Total All	10	Total, All Industries	771
2019	01	Navarro	Total All	10	Total, All Industries	755
2019	02	Navarro	Total All	10	Total, All Industries	747
2019	03	Navarro	Total All	10	Total, All Industries	758

Quarterly Employment and Wages (QCEW)

Average Weekly Wage for Manufacturing Jobs in Navarro County

Year	Period	Area	Ownership	Ind-Code	Industry	Avg. Weekly Wages
2018	4 th Qtr	Navarro	Private	31-33	Manufacturing	\$858
2019	1 st Qtr	Navarro	Private	31-33	Manufacturing	\$907
2019	2 nd Qtr	Navarro	Private	31-33	Manufacturing	\$860
2019	3 rd Qtr	Navarro	Private	31-33	Manufacturing	\$840
Average						\$866.25

110% of \$866.25= \$952.88

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	Navarro	Private	31-33	Manufacturing	883			
2018	02	Navarro	Private	31-33	Manufacturing	844			
2018	03	Navarro	Private	31-33	Manufacturing	856			
2018	04	Navarro	Private	31-33	Manufacturing	858			
2019	01	Navarro	Private	31-33	Manufacturing	907			
2019	02	Navarro	Private	31-33	Manufacturing	860			
2019	03	Navarro	Private	31-33	Manufacturing	840			

Quarterly Employment and Wages (QCEW)

Average Weekly Wage for Manufacturing Jobs in Region

Navarro County is included in the North Central Texas Council of Governments. The most recently reported (2018) average wage for the North Central Texas Council of Governments is \$58,094.

$$\$58,094 / 52 = \$1,117.19$$

$$110\% \text{ of } \$ = \$1,228.91$$

**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.

PROPERTY INVESTMENT AMOUNTS

				Estimated Investment in each year. Do not put cumulative totals.)				
		Column A	Column B	Column C	Column D	Column E		
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other new investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Other new investment made during this year that may become Qualified Property [SEE NOTE]	Total Investment (sum of Columns A+B+C+D)
Investment made before filing complete application with district								
Investment made after filing complete application with district, but before final board approval of application	0	2020-2021	2020					
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period				\$0	\$0	\$0		\$0
Complete tax years of qualifying time period	QTP1	2021-2022	2021	\$0	\$0	\$0		\$0
	QTP2	2022-2023	2022	\$215,000,000	\$0	\$0		\$215,000,000
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				\$215,000,000	\$0	\$0	\$0	\$215,000,000
Total Qualified Investment (sum of green cells)				\$215,000,000				

Enter amounts from TOTAL row above in Schedule A2

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 attached to existing property—described in SECTION 1.3, 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.

Schedule A2: Total Investment for Economic Impact (Including Qualified Property and other Investments)

Date 4/27/2020

Applicant Name Armadillo Solar Center

ISD Name Mildred 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 investment made during this year that will <u>not</u> become Qualified Property (SEE NOTE)	Other investment made during this year that will become Qualified Property (SEE NOTE)	Total Investment (A+B+C+D)
Total Investment from Schedule A1*		TOTALS FROM SCHEDULE A1	\$215,000,000	\$0	\$0	\$0	\$215,000,000
Each year prior to start of value limitation period** <i>(List all values as necessary)</i>		QTP1					
Each year prior to start of value limitation period** <i>(List all values as necessary)</i>		QTP2					
	1	2023-2024	\$0	\$0	\$0	\$0	\$0
	2	2024-2025	\$0	\$0	\$0	\$0	\$0
	3	2025-2026	\$0	\$0	\$0	\$0	\$0
	4	2026-2027	\$0	\$0	\$0	\$0	\$0
	5	2027-2028	\$0	\$0	\$0	\$0	\$0
	6	2028-2029	\$0	\$0	\$0	\$0	\$0
	7	2029-2030	\$0	\$0	\$0	\$0	\$0
	8	2030-2031	\$0	\$0	\$0	\$0	\$0
	9	2031-2032	\$0	\$0	\$0	\$0	\$0
	10	2032-2033	\$0	\$0	\$0	\$0	\$0
Total investment made through limitation			\$215,000,000	\$0	\$0	\$0	\$215,000,000
Continue to maintain viable presence							
	11	2033-2034	2033				\$0
	12	2034-2035	2034				\$0
	13	2035-2036	2035				\$0
	14	2036-2037	2036				\$0
	15	2037-2038	2037				\$0
	16	2038-2039	2038				\$0
	17	2039-2040	2039				\$0
	18	2040-2041	2040				\$0
	19	2041-2042	2041				\$0
	20	2042-2043	2042				\$0
	21	2043-2044	2043				\$0
	22	2044-2045	2044				\$0
	23	2045-2046	2045				\$0
	24	2046-2047	2046				\$0
	25	2047-2048	2047				\$0

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

** Only investment made during deferrals of the start of the limitation (after the end of qualifying time period but before the start of the Value Limitation Period) should be included in the "Year prior to start of value limitation period" row(s). If the limitation starts at the end of the qualifying time period or the qualifying time period 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.

*** 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 9.105.1. This is proposed property that functionally replaces existing property, is used to maintain, refurbish, renovate, modify or upgrade existing property, or is affixed to existing property—described in SECTION 13, question #5 of the application.
 Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.

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

Applicant Name

Armadillo Solar Center

Form 50-296A

ISD Name

Mildred ISD

Revised May 2014

Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	Year	School Year (YYYY-YYYY) <i>(Fill in actual tax year)</i>	Tax Year <i>(Fill in actual tax year)</i>	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 18S 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>	QTP1	2021-2022	2021						
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	QTP2	2022-2023	2022						
Continue to maintain viable presence	1	2023-2024	2023	\$0	\$0	\$107,500,000	\$107,500,000	\$107,500,000	\$20,000,000
	2	2024-2025	2024	\$0	\$0	\$180,600,000	\$180,600,000	\$180,600,000	\$20,000,000
	3	2025-2026	2025	\$0	\$0	\$163,400,000	\$163,400,000	\$163,400,000	\$20,000,000
	4	2026-2027	2026	\$0	\$0	\$144,050,000	\$144,050,000	\$144,050,000	\$20,000,000
	5	2027-2028	2027	\$0	\$0	\$126,850,000	\$126,850,000	\$126,850,000	\$20,000,000
	6	2028-2029	2028	\$0	\$0	\$116,100,000	\$116,100,000	\$116,100,000	\$20,000,000
	7	2029-2030	2029	\$0	\$0	\$105,350,000	\$105,350,000	\$105,350,000	\$20,000,000
	8	2030-2031	2030	\$0	\$0	\$86,000,000	\$86,000,000	\$86,000,000	\$20,000,000
	9	2031-2032	2031	\$0	\$0	\$70,950,000	\$70,950,000	\$70,950,000	\$20,000,000
	10	2032-2033	2032	\$0	\$0	\$53,750,000	\$53,750,000	\$53,750,000	\$20,000,000
Additional years for 25 year economic impact as required by 313.026(c)(1)	11	2033-2034	2033	\$0	\$0	\$43,000,000	\$43,000,000	\$43,000,000	\$43,000,000
	12	2034-2035	2034	\$0	\$0	\$43,000,000	\$43,000,000	\$43,000,000	\$43,000,000
	13	2035-2036	2035	\$0	\$0	\$43,000,000	\$43,000,000	\$43,000,000	\$43,000,000
	14	2036-2037	2036	\$0	\$0	\$43,000,000	\$43,000,000	\$43,000,000	\$43,000,000
	15	2037-2038	2037	\$0	\$0	\$43,000,000	\$43,000,000	\$43,000,000	\$43,000,000
	16	2038-2039	2038	\$0	\$0	\$43,000,000	\$43,000,000	\$43,000,000	\$43,000,000
	17	2039-2040	2039	\$0	\$0	\$43,000,000	\$43,000,000	\$43,000,000	\$43,000,000
	18	2040-2041	2040	\$0	\$0	\$43,000,000	\$43,000,000	\$43,000,000	\$43,000,000
	19	2041-2042	2041	\$0	\$0	\$43,000,000	\$43,000,000	\$43,000,000	\$43,000,000
	20	2042-2043	2042	\$0	\$0	\$43,000,000	\$43,000,000	\$43,000,000	\$43,000,000
	21	2043-2044	2043	\$0	\$0	\$43,000,000	\$43,000,000	\$43,000,000	\$43,000,000
	22	2044-2045	2044	\$0	\$0	\$43,000,000	\$43,000,000	\$43,000,000	\$43,000,000
	23	2045-2046	2045	\$0	\$0	\$43,000,000	\$43,000,000	\$43,000,000	\$43,000,000
	24	2046-2047	2046	\$0	\$0	\$43,000,000	\$43,000,000	\$43,000,000	\$43,000,000
	25	2047-2048	2047	\$0	\$0	\$43,000,000	\$43,000,000	\$43,000,000	\$43,000,000

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

Form 50-296A
Revised May 2014

Date: 4/27/2020
Applicant Name: Armadillo Solar Center, LLC
ISD Name: Mildred ISD

	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Construction		Non-Qualifying Jobs	Qualifying Jobs		Average annual wage of new qualifying jobs
				Column A Number of Construction FTEs 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	
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	QTP1	2021-2022	2021	N/A	N/A	0	0	N/A	
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	QTP2	2022-2023	2022	150 FTEs	\$45,000	0	0	N/A	
	1	2023-2024	2023	N/A	N/A	0	2	49,549.50	
	2	2024-2025	2024	N/A	N/A	0	2	49,549.50	
	3	2025-2026	2025	N/A	N/A	0	2	49,549.50	
	4	2026-2027	2026	N/A	N/A	0	2	49,549.50	
	5	2027-2028	2027	N/A	N/A	0	2	49,549.50	
	6	2028-2029	2028	N/A	N/A	0	2	49,549.50	
	7	2029-2030	2029	N/A	N/A	0	2	49,549.50	
	8	2030-2031	2030	N/A	N/A	0	2	49,549.50	
	9	2031-2032	2031	N/A	N/A	0	2	49,549.50	
	10	2032-2033	2032	N/A	N/A	0	2	49,549.50	
Years Following Value Limitation Period	11 through 25	2033-2048	2033-2047	N/A	N/A	0	2	49,549.50	

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:

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
 Yes No

Date

4/27/2020

Schedule D : Other Incentives (Estimated)

Applicant Name

Armadillo Solar Center

Form 50-296A

ISD Name

Mildred ISD

Revised May 2014

Incentive Description	State and Local Incentives for which the Applicant intends to apply (Estimated)					
	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: Navarro County	2023	10 years			
	City:	N/A	N/A	N/A	N/A	N/A
	Other: Navarro College	2023	10 years			
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
Freepport 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	N/A	N/A
Texas Enterprise Fund	N/A	N/A	N/A	N/A	N/A	N/A
Employee Recruitment	N/A	N/A	N/A	N/A	N/A	N/A
Skills Development Fund	N/A	N/A	N/A	N/A	N/A	N/A
Training Facility Space and Equipment	N/A	N/A	N/A	N/A	N/A	N/A
Infrastructure Incentives	N/A	N/A	N/A	N/A	N/A	N/A
Permitting Assistance	N/A	N/A	N/A	N/A	N/A	N/A
Other:	N/A	N/A	N/A	N/A	N/A	N/A
Other:	N/A	N/A	N/A	N/A	N/A	N/A
Other:	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL				\$0		\$0

Additional information on incentives for this project:

Armadillo Solar Center has not begun tax abatement negotiations, but will be reaching out to Navarro County and Navarro College District to begin negotiations within the next few months.

Tab Item 16

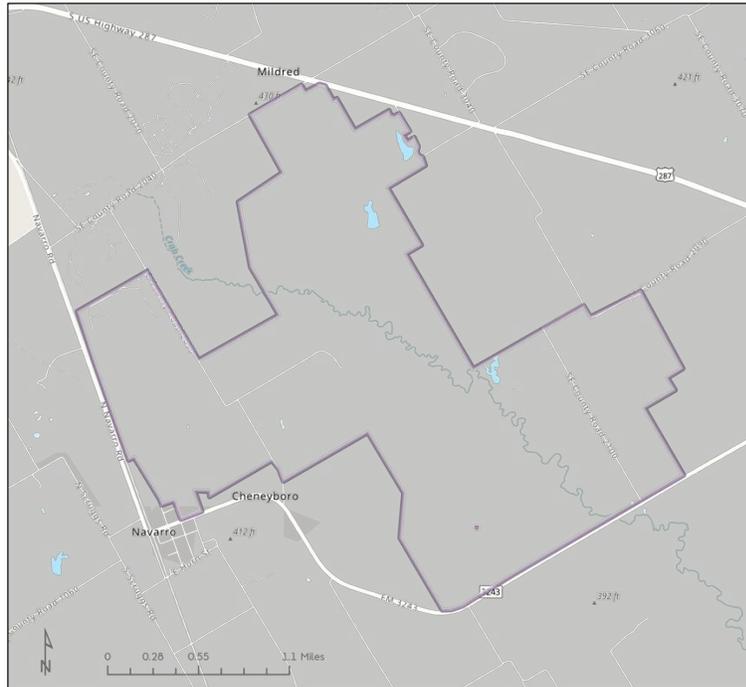
Description of Reinvestment Zone

All the real property situated in Navarro County, State of Texas, described as follows:

GRANTEE	SURVEY	ABSTRACT	COUNTY
F SHRIVER	JOHN WHITE	737	NAVARRO
JOHN WERNER	J WERNER	906	NAVARRO
J BARRY	JAMES B BARRY	93	NAVARRO
J HARRIS	JOHN HARRIS	336	NAVARRO
H GARLICK	HENRY GARLICK	315	NAVARRO
E GARLICK	EDWIN GARLICK	314	NAVARRO
J MATTHEWS	JAMES D MATTHEWS	537	NAVARRO
D MCGARY	DH MCGARY	590	NAVARRO
T CHURCH	THOMAS CHURCH	194	NAVARRO
S BRIGHT	SD BIRGHT	134	NAVARRO
S REEVES	SAMUEL P REEVES	688	NAVARRO
J. STRODER	JOHN STRODER	786	NAVARRO

The Order of the Navarro County Commissioner establishing this reinvestment zone (known as Navarro County Reinvestment Zone) is pending and scheduled to be approved by June 2020.

Project Site Map



Legend

- RZ Excluded Area
- Proposed Reinvestment Zone

Armadillo Solar Center
Navarro County, TX

Context Map



Project Location

1621

14

RESOLUTION NO. 2018-105

A RESOLUTION OF THE COUNTY OF NAVARRO, TEXAS REESTABLISHING THE CURRENT TAX ABATEMENT POLICY GUIDELINES AND CRITERIA FOR GRANTING TAX ABATEMENT IN REINVESTMENT ZONES CREATED BY THE CITY OF CORSICANA, TEXAS OR OTHER AUTHORIZED TAXING JURISDICTION; ELECTING TO PARTICIPATE IN TAX ABATEMENTS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Chapter 312 of the Texas Tax Code requires that a taxing unit adopt a resolution stating that it elects to become eligible to participate in tax abatement; and

WHEREAS, Chapter 312 of the Texas Tax Code requires cities, which elect to participate in tax abatement programs, to establish guidelines and criteria governing the designation of reinvestment zones and tax abatement programs prior to granting any future tax abatement; and

WHEREAS, to assure a common coordinated effort to promote economic development with the City of Corsicana, the Guidelines and Criteria should be adopted; and

WHEREAS, any tax incentives offered by Navarro County should be limited to those companies that create new wealth within the Navarro County; and

WHEREAS, Navarro County reestablishes the previous Tax Abatement Policy approved and adopted on November 14, 2016.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS COURT OF NAVARRO COUNTY, TEXAS THAT:

SECTION 1.

The Tax Abatement Guidelines, Criteria and Policy for the Navarro County, Texas attached hereto as Exhibit "A" is hereby reestablished as the guidelines and criteria governing tax abatement in Navarro County. The Tax Abatement Guidelines, Criteria and policy shall be effective for two (2) years from the date of this resolution, and may be amended or repealed by a vote of three-fourths (3/4) of the members of the Commissioners Court. The Commissioners Court hereby elects to participate in tax abatements.

SECTION 2.

This resolution shall become effective upon passage.

PASSED and APPROVED by majority vote of the Commissioners Court of Navarro County, Texas, this 22nd day of October, 2018.

APPROVED:



H.M. Davenport, Jr., County Judge

ATTEST:

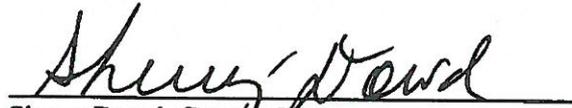

Sherry Dowd, County Clerk

EXHIBIT A

**TAX ABATEMENT GUIDELINES, CRITERIA AND POLICY
NAVARRO COUNTY, TEXAS**

SECTION 1. AUTHORITY, PURPOSE AND OBJECTIVES

- 1.01 Navarro County is committed to the promotion of high quality development in all parts of the County; and to ongoing improvement in the quality of life for its citizens. Insofar as these objectives are generally served by the enhancement and expansion of the local economy, Navarro County will, on a case-by-case basis, give consideration to providing tax abatement as stimulation for economic development in Navarro County. It is the policy of Navarro County to make available tax abatement for both new facilities and for the expansion or modernization of existing buildings or structures. For the purpose of establishing a policy on economic development incentives, and pursuant to Chapter 312 of the Texas Property Tax Code, Navarro County, Texas (hereinafter referred to as "County") is authorized to designate Reinvestment Zones and to enter into tax abatement agreements in all areas of the County.
- 1.02 Section 312.002 of the Texas Property Tax Code requires that the County establish guidelines and criteria governing tax abatement agreements. These guidelines and criteria are for the purpose of promoting the efficient and reasonably consistent administration of tax abatement incentives. These guidelines are effective for two (2) years from the date adopted by the Commissioners Court for Navarro County (hereinafter referred to as "Commissioners Court").
- 1.03 These guidelines and criteria, and the procedures established herein, do not:
- a. Limit the discretion of the Commissioners Court to decide whether to enter into a specific tax abatement agreement,
 - b. Limit the discretion of the Commissioners Court to delegate to its employees the authority to determine whether or not the Commissioners Court should consider a particular application or request for tax abatement, and
 - c. Create any property right, contract right or other legal right to any person, or firm, or corporation to have the Commissioners Court consider or grant a specific application for a specific request for tax abatement.
- 1.04 The County is committed to the promotion of quality development in all parts of the County and to an ongoing improvement in the quality of life for its citizens. Insofar as these objectives are generally served by the enhancement and expansion of the local economy, the County will, on a case-by-case basis, give consideration to providing tax abatement as stimulation for economic development in the County. It is the policy on economic development incentives for the County that said consideration will be provided in accordance with the guidelines, criteria and procedures outlined in this document. Nothing herein shall imply or suggest that the County is under any obligation to provide any incentive to any applicant. All applicants shall be considered on a case-by-case basis.

SECTION 2. DEFINITIONS

- 2.01 **“Abatement”** means the full or partial exemption from ad valorem taxes of certain real property values and/or tangible personal property values in a reinvestment or enterprise zone designated by the County for economic development purposes.
- 2.02 **“Agreement”** means a contractual agreement between a property owner and/or lessee and the County.
- 2.03 **“Base Year”** means the calendar year in which the abatement contract is executed (signed).
- 2.04 **“Base Year Value”** means the assessed value of eligible property January 1 preceding the execution of the agreement plus the value of eligible property improvements and Tangible Personal Property made after January 1, but before the execution of the Agreement, and which property is owned by the owner, co-owner, and/or its parent companies, subsidiaries, partners, co-venturers, or any entity exercising control over the owner or subject to control by the owner.
- 2.05 **“Deferred Maintenance”** means improvements necessary for continued operation which that do not improve productivity, or alter the process technology, reduce pollution or conserve resources.
- 2.06 **“Eligible Facilities”** or **“Eligible Projects”** means new, expanded or modernized buildings and structures, tangible personal property as defined in the Texas Tax Code, including fixed machinery and equipment, which is reasonably likely as a result of granting abatement to contribute to the retention or expansion of primary employment or to attract major investment in the reinvestment zone that would be a benefit to the property and that would contribute to the economic development within the County, including facilities which are intended primarily to provide goods and/or services to residents or existing businesses located in the County such as, but not limited to, restaurants and retail sales establishments. Eligible facilities may include, but shall not be limited to, industrial buildings and warehouses. Eligible facilities may also include facilities designed to serve a regional population greater than the County for medical, scientific, recreational or other purposes.
- 2.07 **“Expansion”** means the addition of buildings, structures, machinery, tangible personal property, equipment, payroll or other taxable value for purposes of increasing production capacity; and/or, a property previously undeveloped which is placed into service by means other than expansion or modernization.
- 2.08 **“Modernization”** means a complete or partial demolition of facilities and the complete or partial reconstruction or installation of a facility of similar or expanded production capacity. Modernization may result from the construction, alteration, or installation of buildings, structures, machinery, equipment, pollution control devices or resource conservation equipment.
- 2.09 **“New Facility”** means a property previously undeveloped which is placed into service by means other than in conjunction with Expansion or Modernization.
- 2.10 **“Productive Life”** means the number of years a property improvement is expected to be in service in a facility.

- 2.11 **“Tangible Personal Property”** means tangible personal property classified as such under state law, but excluding inventory and/or supplies and tangible personal property that was located in the investment or enterprise zone at any time before the period covered by the agreement with the County.

SECTION 3. REINVESTMENT ZONE DESIGNATION

- 3.01 A Reinvestment Zone may only be designated in accordance with Subchapter B of Chapter 312 of the Texas Property Tax Code, as amended. The procedures set forth in this section apply to County-created reinvestment zones.
- 3.02 A Reinvestment Zone under § 312.201 of the Texas Property Tax Code may by ordinance be designated by the Commissioners Court, in an area of the County, that is found by the County to satisfy the requirements of § 312.202 of the Texas Property Tax Code.
- 3.03 An area may be designated as a Reinvestment Zone if the Commissioners Court, after a public hearing on the proposed designation, finds that the designation would contribute to the retention or expansion of primary employment within the County or would attract major investment in the Reinvestment Zone and would contribute to the economic development of the County.
- 3.04 A public hearing on the proposed Reinvestment Zone designation must be held prior to the findings and action of the Commissioners Court on the proposal. At this hearing, all interested persons are entitled to speak and present evidence for or against the designation. Not later than the seventh (7th) day before the date of the public hearing, notice of the public hearing shall be: (1) published in a notice in a newspaper having general circulation in the County, and (2) delivered in writing to the presiding officer of the governing body of each taxing unit that includes in its boundaries real property that is to be included in the Reinvestment Zone. The public hearing must also be posted as an agenda item on the Commissioners Court agenda to comply with the Tax Code and the Texas Open Meetings Act.
- 3.05 A delivered notice made under subsection 3.04 in the paragraph above is presumed to be delivered when placed in the mail, postage paid and properly addressed to the appropriate presiding officer. A notice properly addressed and sent by registered or certified mail for which a return receipt is received by the sender is considered to have been delivered to the addressee.
- 3.06 If the Commissioners Court finds that designation of the area as a Reinvestment Zone is proper, such proposed designation shall be put to a vote of the Commissioners Court, and will pass if a majority of the members of the Commissioners Court in attendance vote to approve the designation.
- 3.07 The ordinance of the Commissioners Court designating the area as a Reinvestment Zone (Zone) shall contain a description of the boundaries of the Zone and the eligibility of the zone for residential tax abatement, or commercial-industrial tax abatement, or tax increment financing as provided for in Chapter 311 of the Texas Property Tax Code.
- 3.08 The designation of the Reinvestment Zone may be for a period of up to five (5) years. No designation shall exceed five (5) years, and may be for a shorter period at the discretion of

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the Commissioners Court. The designation shall automatically expire five (5) years after the date of the designation unless renewed by the Commissioners Court for subsequent periods not to exceed five (5) years each. Pursuant to § 312.203 of the Texas Property Tax Code, the expiration of the designation of a Reinvestment Zone does not affect an existing tax abatement.

- 3.09 Designation of an area as an Enterprise Zone under the Texas Enterprise Zone Act (Chapter 2303, Government Code) constitutes designation of the area as a Reinvestment Zone without further hearing or other procedural requirements other than those set out in the Texas Enterprise Zone Act.
- 3.10 Pursuant to § 312.002 and § 312.204(a) of the Texas Property Tax Code, the County may agree in writing with the owner of taxable real property that is located in a reinvestment zone, but that is not in an improvement project financed by tax increment bonds, to exempt from taxation a portion of the value of the real property or of tangible personal property located on the real property, or both, for a period not to exceed ten (10) years, on the condition that the owner of the property make specific improvements or repairs to the property.
- 3.11 Section 312.204(b) of the Texas Property Tax Code requires that the agreements made with the owners of property in a reinvestment zone contain identical terms for the portion of the value of the property that is to be exempt and the duration of the exemption.

SECTION 4. ABATEMENT AUTHORIZED

- 4.01 Tax Abatement is authorized, subject to the approval of the Commissioners Court and execution of a lawful tax abatement agreement, for properties located within a Reinvestment Zone designated by the Commissioners Court or other authorized taxing jurisdiction.
- 4.02 Authorized Facilities: Tax abatement may be granted for new facilities and for expansion or modernization of existing facilities. The Productive Life of a facility or improvements must exceed the life of the tax abatement agreement.
- 4.03 Eligible Property: Tax abatement may be granted for Eligible Facilities or Projects and increased value to real property or tangible personal property to the extent allowed by state law.
- 4.04 Value of Abatement: Eligible Facilities may be granted abatement on all or a portion of the increased value of eligible property over the Base Year for a period to be determined by the Commissioners Court. Taxes may be abated for real property or improvements, to the extent that the value of the real property exceeds the value for the Base Year. Taxes on eligible Tangible Personal Property may be abated to the extent of additions, but cannot be abated for Tangible Personal Property located on the real property at any time before the period covered by the tax abatement agreement, and cannot be abated for inventory and supplies.

SECTION 5. CRITERIA FOR TAX ABATEMENT

- 5.01 The following threshold criteria shall be used to determine whether any tax abatement incentives shall be considered:

- a. The project must create an investment of at least five hundred thousand dollars (\$500,000.00) in property improvements or in personal property must be made, not including purchase price of the land.
- b. At the discretion of the Commissioners Court, a partial (investment pro-rated) tax abatement may be granted in the event the project does not create a capital investment of at least five hundred thousand dollars (\$500,000.00) in property improvements or in personal property, but other threshold requirements must be met.
- c. The project must create at least fifteen (15) new, full time equivalent jobs (40 hours per week).
- d. A partial (employment pro-rated) tax abatement may be granted in the event the project does not create at least fifteen (15) new, full time jobs, but other threshold requirements must be met. The partial (employment pro-rated) tax abatement shall be calculated as a ratio of actual new, full time jobs created (numerator) and the threshold employment level (fifteen [15] new jobs) (denominator), multiplied by the percentage tax abatement granted for the capital investment and the creation of fifteen (15) new jobs.
- e. The project must obtain all required permits and meet all relevant planning and zoning requirements as applicable.

5.02 In addition to the minimum requirements stated above, the following subjective criteria shall be considered prior to granting any economic development incentive:

- a. Is the project consistent with the preferred development or redevelopment of the County?
- b. What types and cost of public improvements and services (roads, bridges, etc.) will be required of the County? What types and values of public improvements, if any, will be made by the applicant?
- c. What impact will the project have on the local consumer and business communities?
- d. How many full time jobs directly and indirectly are created by the Company?

SECTION 6. DISCRETION OF THE COUNTY

- 6.01 It is the policy of the County to customize offers of economic development incentives on a case- by-case basis. The individualized design of a total incentive package is intended to allow maximum flexibility in addressing the unique concerns of each applicant while enabling the County to better respond to the changing needs of the community.
- 6.02 The criteria outlined in Section 5 above will be used to determine whether it is in the best interest of the County to provide any economic development incentives to a particular applicant. The degree to which the specified project furthers goals and objectives of the County and the relative impact of the specified project will be used to determine the total value of the

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incentives provided. As a general rule, no tax abatement will be provided to any applicant in an amount exceeding the value of the following:

- a. No incentive shall be provided which abates taxes on real property or personal property by more than a total of five hundred percent (500%) over ten (10) years of the specific project (i.e., 50% level of abatement for a term of 10 years). For capital investments greater than \$500 million, the Commissioners Court may at their discretion, consider granting abatements up to a total of seven hundred percent (700%) over ten (10) years.
- b. An Eligible Project located within the boundaries of County that meets all tax abatement criteria stated herein is eligible for, but not entitled to, the maximum tax abatement.

SECTION 7. APPLICATION PROCEDURES

- 7.01 Any developer desiring that the County consider providing economic development incentives to encourage location of an Eligible Project within the County shall be required to comply with the following application procedures and process. However, nothing within these guidelines shall imply or suggest that the County is under any obligation to provide any incentive to any applicant.
- 7.02 Applicant shall file an application for tax abatement (Exhibit 1) with the County which shall include at least the following information to be considered, if applicable, in the determination whether to grant tax abatement.
 - a. A cover letter on Company letterhead addressed to the County Judge from the Company signed by a corporate officer requesting tax abatement consideration by the Commissioners Court.
 - b. A survey plat showing the precise location of the property, all roadways proximate to the site, and all existing zoning (as applicable) and land uses proximate to the site.
 - c. A metes and bounds legal description of the property considered for designation as a reinvestment zone.
 - d. A completed *Application for Tax Abatement* consisting of the following data and information:
 1. Date of application;
 2. Name of firm, partnership, or corporation and mailing address;
 - (a) Previous tax abatement received from County (Yes/No);
 - (b) If previous abatement has been received, date it was received
 3. Number of new full time (40 hour work week) employees to be added;

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4. Number of acres of property to be developed
 - (a) Plat of property and development or site plan attachment (Yes/No);
 5. Estimated value of existing real property to be developed;
 6. Estimated value of real property improvements;
 7. Estimated value of existing inventory;
 8. Estimated value of inventory to be added;
 9. Estimated value of existing personal property;
 10. Estimated value of taxable personal property improvements;
 11. Total estimated value of taxable investment to be made;
 12. Description of public services for project development and new facilities and/or services required;
 13. Development schedule for all improvements;
 14. Estimate impact on the local school district(s);
 15. Expected benefit to the local economy;
 16. Estimated annual payroll of new employees;
 17. Description or product to manufactured or distributed;
 18. Expected Productive Life of all real property improvements;
 19. Identification and quantity of all pollutants and emissions;
 20. Certification of no materially adverse environmental impact as a result of the improvements and operations;
 21. Certification that project is compliant with relevant zoning requirements;
 22. Declaration by company official with signature that all information provided is correct.
 23. Reasonable proof of financial ability.
 24. References from past communities, if applicable.
- e. An environmental compliance letter (Exhibit 2) addressed to the County Judge written on company letterhead and signed by a company official confirming that the proposed

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project will fully comply with all requirements and regulations from the U.S. Environmental Protection Agency, Texas Commission on Environmental Quality, and all local environmental requirements, regulations, and codes.

SECTION 8. ABATEMENT AGREEMENT

- 8.01 Not later than the seventh (7th) day before the date on which the County enters into the tax abatement agreement (Agreement), the County shall deliver to the presiding officer of the governing body of each other taxing unit in which the property is located a written notice that the County intends to enter into the Agreement. The notice shall include a copy of the prepared Agreement.
- 8.02 The County shall formally pass a resolution authorizing the execution of an agreement with the owner (hereinafter referred to as Company). The Agreement shall contain at least:
- a. The Base Year Value;
 - b. The percent of value to be abated each year;
 - c. The commencement date and the termination date of abatement;
 - d. The proposed use of the facility, property survey and property description, and list of property improvements;
 - e. Contractual obligations in the event of default;
 - f. A provision for access to and authorization for inspection of the property by County employees to make certain the improvements or repairs are being made according to the specifications and conditions of the agreement;
 - g. A provision for access to and authorization for inspection by appraisal district representatives for ad valorem property tax appraisal for all real property, improvements to real property, tangible personal property, inventory and equipment.
 - h. The limitations on the uses of the property consistent with the general purpose of encouraging development and/or redevelopment of the zone during the period that property tax exemptions are in effect;
 - i. A provision for recapturing property tax revenue lost as a result of the agreement in accordance with Section 9;
 - j. A provision that all permanent jobs be registered with the Texas Workforce Commission and that all contractors be encouraged to seek qualified workers through the Texas Workforce Commission;
 - k. Each and every term and condition agreed to by the County and the Company;

- l. A requirement that the Company certify annually to governing body of each taxing unit granting tax abatement is in compliance with applicable terms and conditions of the agreement; and
- m. All terms required by Texas Property Tax Code § 312.205, as amended, and any other terms deemed appropriate by the Commissioners Court.

SECTION 9. RECAPTURE OF TAXES AND TERMINATION OF AGREEMENT

- 9.01 The Commissioners Court shall have the authority to require recapture of all taxes abated in the event the Company violates any term or condition of the Agreement.
- 9.02 In the event that the facility is completed and begins operation as required by the Agreement, but during the term of the Agreement subsequently discontinues such operation, or fails to maintain property values as required by the Agreement, for any reason excepting fire, explosion, or other casualty or accident or natural disaster, then the Agreement may terminate and all taxes previously abated by virtue of the Agreement shall be recaptured and paid to the County within sixty (60) days of the termination.
- 9.03 In the event that the company or individual:
 - a. allows its ad valorem taxes owed the County or other affected jurisdiction to become delinquent and fails to timely and properly follow the legal procedures for their protest and/or contest; or
 - b. fails to make improvements or repairs as provided in the Agreement, the Agreement then shall be terminated and all taxes previously abated by virtue of the Agreement shall be recaptured and paid within sixty (60) days of the termination.
- 9.04 Should the County determine that the Company or individual is in default according to the terms and conditions of the abatement agreement, the County shall notify the company or individual, in writing, at the address stated in the agreement, and if such non-compliance is not resolved within sixty (60) days from the date of such notice, then the agreement shall be terminated.

SECTION 10. AMENDMENTS TO THESE GUIDELINES AND CRITERIA

The guidelines and criteria adopted herein shall not be amended or repealed except by three-fourths (3/4th) vote of the Commissioners Court.

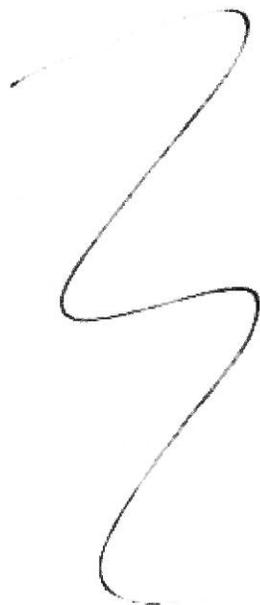
SECTION 11. EFFECTIVE DATE

These guidelines and criteria adopted herein shall be effective from the date of passage and remain effective for two (2) years from such date of adoption, unless otherwise repealed or amended by a three-fourths (3/4) vote of the Commissioners Court for the Navarro County, Texas.

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EXHIBIT 1 – APPLICATION FOR TAX ABATEMENT

(Insert 2014 Application for Tax Abatement pdf)

A large, stylized handwritten number '3' is centered on the page. The number is drawn with a single continuous line, starting from the top left, curving down and right, then up and right, then down and right, and finally up and right to the top right.

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EXHIBIT 2 – SAMPLE ENVIRONMENTAL COMPLIANCE LETTER

**CORPORATION
LETTERHEAD**

DATE

H.M. Davenport, Jr.
County Judge
Navarro County, Texas
300 West 3rd Avenue
Corsicana, TX 75110

Dear Judge Davenport:

The purpose of this correspondence is to provide assurances that the planned (approximate dollar value) expansion of (Company) at its Navarro County, Texas location will have no unacceptable environmental impact according to the Environmental Protection Agency (EPA, Texas Commission on Environmental Quality (TCEQ), and the Navarro County, Texas codes, guidelines and environmental regulations.

Sincerely,

(Signature block)

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2018 APPLICATION FOR TAX ABATEMENT

Instructions: Please print or type. Submit the completed and signed original copy of the 2014 Application for Tax Abatement with attachments to: The City of Corsicana Economic Development Department, 200 North 12th Street, Corsicana, Texas 75110

1. Date

2. Name of Firm, Partnership or Corporation and mailing address

Please print or type:

2a. Have you received a previous tax abatement from the City of Corsicana? (YES/NO)

2b. If yes, when?

3. Number of new full time employees to be added -----
 (*A minimum of 15 new, full-time [e.g. 40 hours/week] jobs are required.)

4. Number of acres of property to be developed -----

4a. Plat of property and Development or Site Plan attached? ----- (YES/NO)
 (Official Property Survey with metes and bounds required)

5. Estimated value of existing real property to be developed ----- \$

6. Estimated value of real property improvements ----- \$
 (A minimum \$500,000.00 investment required, unless otherwise approved by City Council)

7. Estimated value of existing inventory ----- \$

8. Estimated value of inventory to be added ----- \$

9. Estimated value of existing personal property ----- \$

10. Estimated value of taxable personal property improvements ----- \$

11. Total estimated value of new taxable investment to be made (Total of Items # 6 8 & 10) \$

12. Description of real property improvements to be made:

12. Description of Public Services available for project development and new facilities and / or services required.

Water:	<input style="width: 90%; height: 15px;" type="text"/>
Wastewater:	<input style="width: 90%; height: 15px;" type="text"/>
Railways:	<input style="width: 90%; height: 15px;" type="text"/>
Natural Gas:	<input style="width: 90%; height: 15px;" type="text"/>
Electricity:	<input style="width: 90%; height: 15px;" type="text"/>

13. One Year Development Schedule for all improvements.

1st Quarter:	<input style="width: 80%; height: 15px;" type="text"/>
2nd Quarter:	<input style="width: 80%; height: 15px;" type="text"/>
3rd Quarter:	<input style="width: 80%; height: 15px;" type="text"/>
4th Quarter:	<input style="width: 80%; height: 15px;" type="text"/>

* Qualification for pro-rating new employees is determined on a case-by-case basis.

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2018 APPLICATION FOR TAX ABATEMENT (Page 2)

14. Expected impact on the Corsicana Independent School District.

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15. Expected benefit to the local economy.

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16. Estimated annual payroll of new employees.

--

17. Description of product to be manufactured or distributed.

--

18. Expected productive life of all real property improvements.

--

19. Identification and quantity of all Pollutants and Emissions:

TYPE	QUANTITY
AIR:	
NOISE:	
SOLID WASTE:	
WASTEWATER:	

20. Certification of no materially adverse environmental impact as a result of the improvements and operations

--

21. Project in compliance with relevant zoning requirements.

--

22. Reasonable proof of financial ability.

--

23. References from past communities, if applicable.

--

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief.

sign
here >

Phone:

Date:

Submitted By (Please Print)	
Name:	
Title:	
Date:	

Received by the City of Corsicana	
Name:	
Title:	
Date:	

For assistance in completing this form call the City of Corsicana, Texas - 903 654-4806 An Equal Opportunity Employer

The City of Corsicana Economic Development Department
200 North 12th Street, Corsicana, Texas 75110

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 → Shannon Baker
Print Name (Authorized School District Representative)

Superintendent
Title

sign here → *[Handwritten Signature]*
Signature (Authorized School District Representative)

4-30-20
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, Development
Title

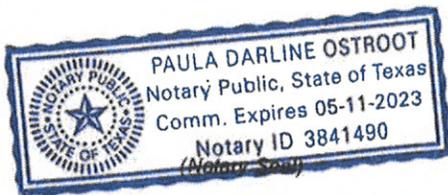
sign here → *[Handwritten Signature]*
Signature (Authorized Company Representative (Applicant))

4/27/2020
Date

GIVEN under my hand and seal of office this, the

27 day of April 2020
[Handwritten Signature]
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.