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April 8, 2020

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

RE: Application to the Columbia-Brazoria Independent School District from Brazoria County Solar Project, LLC

To the Local Government Assistance & Economic Analysis Division:

By copy of this letter transmitting the application for review to the Comptroller's Office, the Columbia-Brazoria Independent School District is notifying Brazoria County Solar Project, LLC of its intent to consider the application for appraised value limitation on qualified property should a positive certificate be issued by the Comptroller. The Applicant submitted the Application to the school district on March 24, 2020. The Board voted to accept the application on March 24, 2020. The application has been determined complete as of April 8, 2020. The Applicant has provided the schedules in both electronic format and paper copies. The electronic copy is identical to the hard copy that will be hand delivered.

The Applicant has requested that a portion of Tab 11, specifically the detailed layout of the planned solar farm, be kept confidential until such time the Board votes to approve the application. In accordance with 34 TAC 9.1053, the information that is the subject of this request is segregated from the materials submitted contemporaneously with this application, that is, the proprietary commercial information regarding the competitive siting decisions for the possible project and proprietary information regarding the proposed layout of the project. The confidential materials are being submitted separately to protect against unintended disclosure. The maps depicting the planned location of the project display proprietary commercial information regarding the specific location of the possible project and the nature of the business that will be conducted at the site. The materials are protected by the trade secret exception set forth in Texas Government Code §552.110. The Confidential Materials will be password protected, the password is XXXXXX.

A copy of the application will be submitted to the Brazoria County Appraisal District.

Sincerely,



Kevin O'Hanlon
School District Consultant

Cc: Brazoria County Appraisal District
Brazoria County Solar Project, LLC

APPLICATION TAB ORDER FOR REQUESTED ATTACHMENTS

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

POPP | HUTCHESON PLLC
The Property Tax Firm

March 24, 2020

Note: VIA ELECTRONIC DELIVERY

Columbia-Brazoria Independent School District
Attn: Steven Galloway, Superintendent
520 S. 16th Street
West Columbia, TX 77486

Application for Appraised Value Limitation on Qualified Property (Form 50-296A)

Dear Superintendent Galloway and Columbia-Brazoria ISD Board of Trustees:

Enclosed please find a copy of the referenced application for Brazoria County Solar Project LLC along with a check for the associated application fee. If you have any questions, then please feel free to contact me at (512) 473-2661.

Respectfully yours,



Blas J. Ortiz
Property Tax Incentives Manager
Popp Hutcheson PLLC

Enclosures

Application for Appraised Value Limitation on Qualified Property

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

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

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

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

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

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

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

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

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

SECTION 1: School District Information

1. Authorized School District Representative

March 24, 2020

Date Application Received by District

Jonathan

First Name

Champagne

Last Name

Board President

Title

Columbia-Brazoria Independent School District

School District Name

Street Address

P O Box 158

Mailing Address

West Columbia

City

(979) 345-5147

Phone Number

Texas

State

77486

ZIP

(979) 345-4890

Fax Number

Mobile Number (optional)

Email Address

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



Yes



No

SECTION 1: School District Information *(continued)*3. Authorized School District Consultant *(If Applicable)*

First Name	Last Name
Title	
Firm Name	
Phone Number	Fax Number
Mobile Number (optional)	Email Address

4. On what date did the district determine this application complete? April 8, 2020

5. Has the district determined that the electronic copy and hard copy are identical? ☐ Yes ☐ No

SECTION 2: Applicant Information

1. Authorized Company Representative *(Applicant)*

First Name	Last Name	
Title	Organization	
Street Address		
Mailing Address		
City	State	ZIP
Phone Number	Fax Number	
Mobile Number (optional)	Business Email Address	

2. Will a company official other than the authorized company representative be responsible for responding to future information requests? ☐ Yes ☐ No

2a. If yes, please fill out contact information for that person.

First Name	Last Name	
Title	Organization	
Street Address		
Mailing Address		
City	State	ZIP
Phone Number	Fax Number	
Mobile Number (optional)	Business Email Address	

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

SECTION 2: Applicant Information *(continued)*4. Authorized Company Consultant *(If Applicable)*

First Name _____ Last Name _____

Title _____

Firm Name _____

Phone Number _____ Fax Number _____

Business Email Address _____

SECTION 3: Fees and Payments

1. Has an application fee been paid to the school district?
- ☐
- Yes
- ☐
- No

The total fee shall be paid at time of the application is submitted to the school district. Any fees not accompanying the original application shall be considered supplemental payments.

- 1a. If yes, include all transaction information below. Include proof of application fee paid to the school district in **Tab 2**. Any confidential banking information provided will not be publicly posted.

Payment Amount _____ Transaction Type _____

Payor _____ Payee _____

Date transaction was processed _____

For the purpose of questions 2 and 3, "payments to the school district" include any and all payments or transfers of things of value made to the school district or to any person or persons in any form if such payment or transfer of thing of value being provided is in recognition of, anticipation of, or consideration for the agreement for limitation on appraised value.

2. Will any "payments to the school district" that you may make in order to receive a property tax value limitation agreement result in payments that are not in compliance with Tax Code §313.027(i)?
- ☐
- Yes
- ☐
- No
- ☐
- N/A

3. If "payments to the school district" will only be determined by a formula or methodology without a specific amount being specified, could such method result in "payments to the school district" that are not in compliance with Tax Code §313.027(i)?
- ☐
- Yes
- ☐
- No
- ☐
- N/A

SECTION 4: Business Applicant Information

1. What is the legal name of the applicant under which this application is made? _____

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

3. Parent Company Name _____

4. Parent Company Tax ID _____

5. List the NAICS code _____

6. Is the applicant a party to any other pending or active Chapter 313 agreements?
- ☐
- Yes
- ☐
- No

- 6a. If yes, please list application number, name of school district and year of agreement

SECTION 5: Applicant Business Structure

1. Identify Business Organization of Applicant (corporation, limited liability corporation, etc) _____

2. Is applicant a combined group, or comprised of members of a combined group, as defined by Tax Code §171.0001(7)?
- ☐
- Yes
- ☐
- No

- 2a. If yes, attach in **Tab 3** a copy of Texas Comptroller Franchise Tax Form No. 05-165, No. 05-166, or any other documentation from the Franchise Tax Division to demonstrate the applicant's combined group membership and contact information.

SECTION 5: Applicant Business Structure *(continued)*

2b. List the Texas Franchise Tax Reporting Entity Taxpayer Name

2c. List the Reporting Entity Taxpayer Number

3. Is the applicant current on all tax payments due to the State of Texas? ☐ Yes ☐ No4. Are all applicant members of the combined group current on all tax payments due to the State of Texas? ☐ Yes ☐ No ☐ N/A

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 ☐ No3. Are you requesting that any of the land be classified as qualified investment? ☐ Yes ☐ No4. Will any of the proposed qualified investment be leased under a capitalized lease? ☐ Yes ☐ No5. Will any of the proposed qualified investment be leased under an operating lease? ☐ Yes ☐ No6. Are you including property that is owned by a person other than the applicant? ☐ Yes ☐ No7. 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***Note:** Applicants requesting eligibility under this category should note that there are additional application and reporting data submission requirements.

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. If the project is an amendment or a reapplication please specify and provide details regarding the original project.

2. Check the project characteristics that apply to the proposed project:

☐ Land has no existing improvements☐ Land has existing improvements (complete Section 13)☐ Expansion of existing operation on the land (complete Section 13)☐ 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

NOTE: Only construction beginning after the application review start date (the date the Texas Comptroller of Public Accounts deems the application complete) can be considered qualified property and/or qualified investment.

1. Estimated school board ratification of final agreement September 2020
2. Estimated commencement of construction Q2 2021
3. Beginning of qualifying time period (MM/DD/YYYY) 01/01/2021
4. First year of limitation (MM/DD/YYYY) 01/02/2023
- 4a. For the beginning of the limitation period, notate which **one of the following** will apply according to provision of 313.027(a-1)(2):
- ☐ A. January 1 following the application date ☒ B. January 1 following the end of QTP
- ☐ C. January 1 following the commencement of commercial operations
5. Commencement of commercial operations Q4 2022

SECTION 10: The Property

1. Identify county or counties in which the proposed project will be located Brazoria County
2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property Brazoria 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:
- | | |
|--|---|
| M&O (ISD): Columbia-Brazoria ISD, .97; 100%
(Name, tax rate and percent of project) | I&S (ISD): Columbia-Brazoria ISD, .20034, 100%
(Name, tax rate and percent of project) |
| County: _____
(Name, tax rate and percent of project) | City: West Columbia, .82, 100%
(Name, tax rate and percent of project) |
| Hospital District: _____
(Name, tax rate and percent of project) | Water District: _____
(Name, tax rate and percent of project) |
| Other (describe): _____
(Name, tax rate and percent of project) | Other (describe): _____
(Name, tax rate and percent of project) |

SECTION 10: The Property *(continued)*

5. List all state and local incentives as an annual percentage. Include the estimated start and end year of the incentive:

County: _____
(Incentive type, percentage, start and end year)

City: _____
(Incentive type, percentage, start and end year)

Hospital District: _____
(Incentive type, percentage, start and end year)

Water District: _____
(Incentive type, percentage, start and end year)

Other (describe): _____
(Incentive type, percentage, start and end year)

Other (describe): _____
(Incentive type, percentage, start and end year)

6. Is the project located entirely within the ISD listed in Section 1? ☐ Yes ☐ No
- 6a. If no, attach in **Tab 6** maps of the entire project (depicting all other relevant school districts) and additional information on the project scope and size. Please note that only the qualified property within the ISD listed in Section 1 is eligible for the limitation from this application. Please verify that all information in **Tabs 7 and 8**, Section 11, 12 and 13, and map project boundaries pertain to only the property within the ISD listed in Section 1.
7. 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
- 7a. If yes, attach in **Tab 6** supporting documentation from the Office of the Governor.

SECTION 11: Texas Tax Code 313.021(1) Qualified 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? _____
2. What is the amount of appraised value limitation for which you are applying? _____
- 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 specific and detailed description of the qualified investment you propose to make within the project boundary for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (**Tab 7**);
 - 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
 - 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: Texas Tax Code 313.021(2) Qualified Property

1. Attach a detailed description of the qualified property. [See §313.021(2)] The description must include:
- 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**);
 - 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**);
 - a map or site plan of the proposed qualified property showing the location of the new buildings or new improvements inside the project area boundaries within a vicinity map that includes school district, county and RZ boundaries (**Tab 11**); and
 - Will any of the proposed qualified property be used to renovate, refurbish, upgrade, maintain, modify, improve, or functionally replace existing buildings or existing improvements inside or outside the project area? ☐ Yes ☐ No
- Note:** Property used to renovate, refurbish, upgrade, maintain, modify, improve, or functionally replace existing buildings or existing improvements inside or outside the project area cannot be considered qualified property and will not be eligible for a limitation. See TAC §9.1051(16).

SECTION 12: Texas Tax Code 313.021(2) Qualified Property (*continued*)

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:
- legal description of the land (**Tab 9**);
 - 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**);
 - owner (**Tab 9**);
 - the current taxable value of the land, attach estimate if land is part of larger parcel (**Tab 9**); and
 - 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:
- evidence that the area qualifies as a enterprise zone as defined by the Governor's Office (**Tab 16**);
 - legal description of reinvestment zone (**Tab 16**);
 - order, resolution or ordinance establishing the reinvestment zone (**Tab 16**);
 - guidelines and criteria for creating the zone (**Tab 16**); and
 - a map of the reinvestment zone or enterprise zone boundaries with vicinity map (**Tab 11**)
- 3b. If no, submit detailed description of proposed reinvestment zone or enterprise zone with a map indicating the boundaries of the zone on which you propose new construction or new improvements to the Comptroller's office within 30 days of the application date.
- What is the anticipated date on which you will submit final proof of a reinvestment zone or enterprise zone? _____

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

1. In **Tab 10**, attach a specific and detailed description of all **existing property within the project boundary**. 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 within the project boundary 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 within the project boundary in response to questions 1 and 2 of this section, provide the following supporting information in **Tab 10**:
- maps and/or detailed site plan;
 - surveys;
 - appraisal district values and parcel numbers;
 - inventory lists;
 - existing and proposed property lists;
 - model and serial numbers of existing property; or
 - other information of sufficient detail and description.
4. Total estimated market value of existing property within the project boundary
(that property described in response to question 1):\$ _____
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):\$ _____

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

SECTION 14: Wage and Employment Information

1. What is the number of new qualifying jobs you are committing to create?
2. What is the number of new non-qualifying jobs you are estimating you will create? (See TAC 9.1051(14))
3. Do you intend to request that the governing body waive the minimum new qualifying job creation requirement, as provided under Tax Code §313.025(f-1) and TAC 9.1051(b)(1)? ☐ Yes ☐ No
 - 3a. If yes, attach evidence of industry standard in **Tab 12** documenting that the new qualifying job creation requirement above exceeds the number of employees necessary for the operation, according to industry standards.
4. Attach in **Tab 13** the four most recent quarters of data for each wage calculation below, including documentation from the TWC website. The final actual statutory minimum annual wage requirement for the applicant for each qualifying job — which may differ slightly from this estimate — will be based on information from the four quarterly periods for which data were available at the time of the application review start date (date of a completed application). See TAC §9.1051(21) and (22). **Note:** If a more recent quarter of information becomes available before the application is deemed complete, updated wage information will be required.
 - a. Non-qualified job wages
 - average weekly wage for all jobs (all industries) in the county is
 - b. Qualifying job wage minimum option §313.021(5)(A)
 - 110% of the average weekly wage for manufacturing jobs in the county is
 - c. Qualifying job wage minimum option §313.021(5)(B)
 - 110% of the average weekly wage for manufacturing jobs in the region is
5. Which Tax Code section are you using to estimate the qualifying job wage standard required for this project? ☐ §313.021(5)(A) or ☐ §313.021(5)(B)
6. What is the minimum required annual wage for each qualifying job based on the qualified property?
7. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property?
8. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? ☐ Yes ☐ No
9. Do you intend to satisfy the minimum qualifying job requirement through a determination of cumulative economic benefits to the state as provided by §313.021(3)(F)? ☐ Yes ☐ No
 - 9a. If yes, attach in **Tab 12** supporting documentation from the TWC, pursuant to §313.021(3)(F).
10. Do you intend to rely on the project being part of a single unified project, as allowed in §313.024(d-2), in meeting the qualifying job requirements? ☐ Yes ☐ No
 - 10a. If yes, attach in **Tab 6** supporting documentation including a list of qualifying jobs in the other school district(s).

SECTION 15: Economic Impact

1. Complete and attach Schedules A1, A2, B, and C in **Tab 14**. **Note:** Excel spreadsheet versions of schedules are available for download and printing at URL listed below.
2. Attach an Economic Impact Analysis, if supplied by other than the Comptroller's Office, in **Tab 15**. (not required)
3. If there are any other payments made in the state or economic information that you believe should be included in the economic analysis, attach a separate schedule showing the amount for each year affected, including an explanation, in **Tab 15**.

TAB 02

Proof of Payment of Application Fee

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

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

TAB 03

Combined Group membership documentation

-Not Applicable-

TAB 04

Project Description

TAB 04 - PROJECT DESCRIPTION:

This proposed project provides for the design and construction of a solar energy facility, and associated infrastructure, with an approximate total generation capacity of 200 megawatts AC located within a proposed, contiguous reinvestment zone. The total estimated Qualified Investment for this project will be located within Columbia-Brazoria Independent School District.

If approved, the project will be executed in one phase and estimated to commence construction on or about Q2 2021 with completion on or about Q4 2022.

Site Information:

If approved, the proposed solar energy facility would be constructed in what is generally described as approx. 1,783 acres of native pasture and cropland located exclusively within *Precinct No. 4, Brazoria County, Texas*. The legal description of the proposed reinvestment zone can be found in Tab 16.

Proposed Improvements and Tangible Personal Property:

Potential project-related improvements and tangible personal property for which this value limitation is sought includes the following: photovoltaic solar panel modules, DC to AC inverters, tracker racking systems (mounting structures), medium- and high-voltage electric cabling, substation, high voltage transformer, switchgear, transmission equipment, telecom, SCADA equipment, high voltage transmission line, meteorological equipment, associated safety, operations, and maintenance equipment, operations and maintenance building, and eligible ancillary and necessary equipment.

Additional support infrastructure related to the project may also include: underground collection systems for cables, perimeter fencing, and security equipment. All qualified property and investment would reside within the contiguous reinvestment zone and school district boundary.

Items For Which Value Limitation Is Requested:

The Applicant requests the value limitation be approved for the items mentioned above as well as eligible ancillary and necessary equipment.

TAB 05

Limitation as a determining factor

TAB 05 - LIMITATION AS A DETERMINING FACTOR:

Brazoria County Solar Project, LLC is owned by Savion, LLC. Savion, LLC is one of the country's most uniquely skilled and experienced leaders in developing, financing, and constructing utility-scale solar and energy storage projects. Currently, Savion has 80 solar projects under development totaling 7,800+ megawatts of production capacity in 23 states. These provide numerous opportunities for capital investment in a variety of nearby, highly marketable regions with competitive incentives packages.

The decision to invest capital for the Brazoria County solar project is on going and therefore the opportunity to consider redeployment of resources and investment to other regions and alternative sites is still available. Savion is currently evaluating solar development in 23 states including, but not limited to:

Alabama	Mississippi
Colorado	Missouri
Florida	New Mexico
Georgia	North Dakota
Illinois	Ohio
Indiana	Oklahoma
Iowa	South Carolina
Kansas	Tennessee
Kentucky	Texas
Louisiana	Virginia
Michigan	Wisconsin
Minnesota	

During the development process, all requisite elements directly affecting return on investment are considered. Therefore, tax incentives play a vital role in the development of utility-scale solar energy projects. The Chapter 313 value limitation incentive program, specifically, is considered an important component that contributes to the viability, marketability, and success of the project. Critical project economics specific for this project include:

- Texas' low power prices;
- Third-party investment
- Market competition; and
- High property tax burdens

With respect to these challenges, the Chapter 313 value limitation incentive plays a significant function in the decision to invest capital for this project as it is considered essential within the overall economic and financial analysis.

Finally, local and state regulatory permits, due diligence, and tax incentive agreements will be pursued, when appropriate.

TAB 06

Description of Project located in more than one District

TAB 06 - DESCRIPTION OF PROJECT LOCATED IN MORE THAN ONE DISTRICT:

The proposed solar energy project, if approved, will be located within the proposed reinvestment zone. Currently, the objective is to develop and construct the project in one phase. Approximately 200 megawatts AC of the total proposed project will be located within the Columbia-Brazoria Independent School District boundary. *Section 10, Question 4 information below:*

Description	Tax Rate (2019)	Percent of Project
Brazoria County	0.365233	100%
Brazoria County Road & Bridge Fund	0.050000	100%
West Brazoria County Drainage Dist. No. 11	0.020000	100%
Brazoria County ESD No. 1	0.072528	100%
Brazoria County ESD No. 2	0.078060	100%
Port Freeport	0.040100	100%

TAB 07

Description of Qualified Investment

TAB 07 - DESCRIPTION OF QUALIFIED INVESTMENT:

This proposed project provides for the design and construction of a solar energy facility, and associated infrastructure, with an approximate total generation capacity of 200 megawatts AC located within a proposed, contiguous reinvestment zone. The total estimated Qualified Investment for this project will be located within Columbia-Brazoria Independent School District.

If approved, the project will be executed in one phase and estimated to commence construction on or about Q2 2021 with completion on or about Q4 2022.

Site Information:

If approved, the proposed solar energy facility would be constructed in what is generally described as approx. 1,783 acres of native pasture and cropland located exclusively within *Precinct No. 4, Brazoria County, Texas*. The legal description of the proposed reinvestment zone can be found in Tab 16.

Potential project-related improvements and tangible personal property for which this value limitation is sought includes the following:

- Photovoltaic solar panel modules (approx. 600,000 panels);
- DC to AC inverters;
- tracker racking systems and mounting structures;
- Medium- and high-voltage electric cabling;
- Substation
- High voltage transformer;
- Switchgear;
- Transmission equipment:
- Telecom and supervisory control and data acquisition (SCADA) equipment;
- High voltage transmission line (“gen-tie”);
- Meteorological equipment;
- Safety, operations, and maintenance equipment;
- operations and maintenance building; and
- eligible ancillary and necessary equipment.

Additional support infrastructure related to the project may also include:

- underground collection systems for cables;
- perimeter fencing;
- foundations; and
- security equipment.

Based on the current project configuration and attributes, the productive life range for this project is estimated at 30-35 years.

TAB 08

Description of Qualified Property

TAB 08 - DESCRIPTION OF QUALIFIED PROPERTY:

This proposed project provides for the design and construction of a solar energy facility, and associated infrastructure, with an approximate total generation capacity of 200 megawatts AC located within a proposed, contiguous reinvestment zone. The total estimated Qualified Investment for this project will be located within Columbia-Brazoria Independent School District.

If approved, the project will be executed in one phase and estimated to commence construction on or about Q2 2021 with completion on or about Q4 2022.

Site Information:

If approved, the proposed solar energy facility would be constructed in what is generally described as approx. 1,783 acres of native pasture and cropland located exclusively within *Precinct No. 4, Brazoria County, Texas*. The legal description of the proposed reinvestment zone can be found in Tab 16.

Potential project-related improvements and tangible personal property for which this value limitation is sought includes the following:

- Photovoltaic solar panel modules (approx. 600,000 panels);
- DC to AC inverters;
- tracker racking systems and mounting structures;
- Medium- and high-voltage electric cabling;
- Substation
- High voltage transformer;
- Switchgear;
- Transmission equipment:
- Telecom and supervisory control and data acquisition (SCADA) equipment;
- High voltage transmission line (“gen-tie”);
- Meteorological equipment;
- Safety, operations, and maintenance equipment;
- operations and maintenance building; and
- eligible ancillary and necessary equipment.

Additional support infrastructure related to the project may also include:

- underground collection systems for cables;
- perimeter fencing;
- foundations; and
- security equipment.

Based on the current project configuration and attributes, the productive life range for this project is estimated at 30-35 years.

TAB 09

Description of Land

TAB 09 - DESCRIPTION OF LAND:

The associated land accounts for the proposed project are generally described as native pasture and cropland within Brazoria County, Texas, Columbia-Brazoria Independent School District, and the proposed contiguous reinvestment zone. The legal description of the land can be found in Tab 16. Currently, there are no existing project-related or Applicant-owned improvements on the land designated for the proposed project. The land upon which the new buildings or new improvements will be built is not part of the qualified property.

Below please find the seven (7) Brazoria County Appraisal District parcel identification numbers for the designated land:

- 155976
- 155979
- 155990
- 155995
- 156805
- 498997
- 498998

TAB 10

Description of any Existing Improvements

Brazoria CAD

Property Search > 155995 RHODES ALLEN ESTATE for Year 2019

Tax Year: 2019

Property

Account

Property ID:	155995	Legal Description:	A0075 J HENSLEY TRACT 8A3 ACRES 2.00
Geographic ID:	0075-1033-120	Zoning:	05-02-07 VT
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	COUNTY ROAD 772 TX	Mapsc0:	SCB12
Neighborhood:	MOBILE HOMES SCB/IN SUBDIVISIONS	Map ID:	
Neighborhood CD:	SCB.MH.SUB		

Owner

Name:	RHODES ALLEN ESTATE	Owner ID:	27014
Mailing Address:	PO BOX 61 LYONS, TX 77863	% Ownership:	100.0000000000%
Exemptions:			

Values

(+) Improvement Homesite Value:	+	\$8,350	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$880	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$2,640	\$110
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$11,870	
(-) Ag or Timber Use Value Reduction:	-	\$2,530	

(=) Appraised Value:	=	\$9,340	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$9,340	

Taxing Jurisdiction

Owner: RHODES ALLEN ESTATE
% Ownership: 100.0000000000%
Total Value: \$11,870

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	\$9,340	\$9,340	\$0.00		
DR9	WEST BRAZORIA COUNTY DRAINAGE DISTRICT #11	0.020000	\$9,340	\$9,340	\$1.87		
EM1	BRAZORIA COUNTY EMERGENCY DISTRICT #1	0.072528	\$9,340	\$9,340	\$6.77		
EM2	BRAZORIA COUNTY EMERGENCY DISTRICT #2	0.078060	\$9,340	\$9,340	\$7.29		
GBC	BRAZORIA COUNTY	0.365233	\$9,340	\$9,340	\$34.11		
NAV	PORT FREEPORT	0.040100	\$9,340	\$9,340	\$3.74		
RDB	ROAD & BRIDGE FUND	0.050000	\$9,340	\$9,340	\$4.67		
SCB	COLUMBIA-BRAZORIA INDEPENDENT SCHOOL DISTRICT	1.170340	\$9,340	\$9,340	\$109.31		
Total Tax Rate:		1.796261					

Taxes w/Current Exemptions: \$167.76

Taxes w/o Exemptions: \$167.77

Improvement / Building

Improvement #1:	Manufactured Housing	State Code:	E1	Living Area:	1064.0 sqft	Value: \$8,350
------------------------	----------------------	-------------	----	--------------	-------------	----------------

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MAMH1	MOBILE HOME SINGLE WIDE	4		1997	1064.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A5N	NATIVE PASTURE	1.5000	65340.00	0.00	0.00	\$2,640	\$110
2	A5N	NATIVE PASTURE	0.5000	21780.00	0.00	0.00	\$880	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$8,350	\$3,520	110	9,340	\$0	\$9,340
2018	\$8,350	\$3,520	110	9,340	\$0	\$9,340
2017	\$5,990	\$3,520	110	6,980	\$0	\$6,980
2016	\$5,990	\$3,520	110	6,980	\$0	\$6,980
2015	\$5,140	\$1,410	110	5,600	\$0	\$5,600
2014	\$5,140	\$1,410	110	5,600	\$0	\$5,600
2013	\$3,770	\$1,410	110	4,230	\$0	\$4,230
2012	\$3,770	\$1,410	120	4,240	\$0	\$4,240
2011	\$3,770	\$1,410	110	4,230	\$0	\$4,230
2010	\$3,770	\$1,410	110	4,230	\$0	\$4,230
2009	\$3,770	\$1,410	100	4,220	\$0	\$4,220
2008	\$6,210	\$1,410	110	6,670	\$0	\$6,670
2007	\$6,210	\$1,410	110	6,670	\$0	\$6,670
2006	\$7,060	\$1,000	110	7,420	\$0	\$7,420

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	10/10/2012	WD	WARRANTY DEED			12	050183,84,85	

Tax Due

Property Tax Information as of 03/11/2020

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	---------------------	---------------	----------	-----------------	--------------	-------------------------------	---------------	------------

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (979) 849-7792



Brazoria CAD

Property Search > 498997 MORALES ADAM for Year 2019

Tax Year: 2019

Property

Account

Property ID:	498997	Legal Description:	A0083 WILEY MARTIN, TRACT 1C-5A-6A-6B, ACRES 432.784
Geographic ID:	0083-0021-110	Zoning:	10/10/11 CJC
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	PRIVATE-CR 772 RD 1301 TX	Mapsco:	SCB12
Neighborhood:	SCB ABSTRACTS	Map ID:	
Neighborhood CD:	SCB		

Owner

Name:	MORALES ADAM	Owner ID:	1122281
Mailing Address:	41 QUEEN MARY CT SUGAR LAND, TX 77479-2515	% Ownership:	100.0000000000%
Exemptions:			

Values

(+) Improvement Homesite Value:	+	\$58,640	
(+) Improvement Non-Homesite Value:	+	\$35,030	
(+) Land Homesite Value:	+	\$1,980	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$1,093,240	\$30,530
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$1,188,890	
(-) Ag or Timber Use Value Reduction:	-	\$1,062,710	

(=) Appraised Value:	=	\$126,180	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$126,180	

Taxing Jurisdiction

Owner:	MORALES ADAM
% Ownership:	100.0000000000%
Total Value:	\$1,188,890

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	\$126,180	\$126,180	\$0.00	
DR9	WEST BRAZORIA COUNTY DRAINAGE DISTRICT #11	0.020000	\$126,180	\$126,180	\$25.24	
EM1	BRAZORIA COUNTY EMERGENCY DISTRICT #1	0.072528	\$126,180	\$126,180	\$91.52	
EM2	BRAZORIA COUNTY EMERGENCY DISTRICT #2	0.078060	\$126,180	\$126,180	\$98.50	
GBC	BRAZORIA COUNTY	0.365233	\$126,180	\$126,180	\$460.85	
NAV	PORT FREEPORT	0.040100	\$126,180	\$126,180	\$50.59	
RDB	ROAD & BRIDGE FUND	0.050000	\$126,180	\$126,180	\$63.09	
SCB	COLUMBIA-BRAZORIA INDEPENDENT SCHOOL DISTRICT	1.170340	\$126,180	\$126,180	\$1,476.74	
Total Tax Rate:		1.796261				

Taxes w/Current Exemptions: \$2,266.53

Taxes w/o Exemptions: \$2,266.52

Improvement / Building

Improvement #1:	Residential	State Code:	E1	Living Area:	1320.0 sqft	Value: \$58,640
------------------------	--------------------	--------------------	-----------	---------------------	--------------------	------------------------

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	3	R5	1998	980.0
MA2.0	MAIN AREA 2 STORY	3		1998	340.0
OFP	OPEN PORCH	3		1998	96.0
FU	FRAME UTILITY	3		1998	156.0

Improvement #2:	Misc Imp	State Code:	E1	Living Area:	sqft	Value: \$2,750
------------------------	-----------------	--------------------	-----------	---------------------	-------------	-----------------------

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MISC	MISC IMPROVEMENTS *			1998	0.0

Improvement #3:	Misc Imp	State Code:	E1	Living Area:	sqft	Value: \$5,380
------------------------	-----------------	--------------------	-----------	---------------------	-------------	-----------------------

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
AG2	STEEL GRAIN BIN	3		1998	432.0

Improvement #4:	Misc Imp	State Code:	E1	Living Area:	sqft	Value: \$5,380
------------------------	-----------------	--------------------	-----------	---------------------	-------------	-----------------------

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
AG2	STEEL GRAIN BIN	3		1998	432.0

Improvement #5:	Misc Imp	State Code:	E1	Living Area:	sqft	Value: \$5,380
------------------------	-----------------	--------------------	-----------	---------------------	-------------	-----------------------

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
AG2	STEEL GRAIN BIN	3		1998	432.0

Improvement #6:	Misc Imp	State Code:	E1	Living Area:	sqft	Value: \$5,380
------------------------	-----------------	--------------------	-----------	---------------------	-------------	-----------------------

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
AG2	STEEL GRAIN BIN	3		1998	432.0

Improvement #7:	Misc Imp	State Code:	E1	Living Area:	sqft	Value: \$5,380
------------------------	-----------------	--------------------	-----------	---------------------	-------------	-----------------------

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
AG2	STEEL GRAIN BIN	3		1998	432.0

Improvement #8:	Misc Imp	State Code:	E1	Living Area:	sqft	Value: \$5,380
------------------------	-----------------	--------------------	-----------	---------------------	-------------	-----------------------

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
AG2	STEEL GRAIN BIN	3		1998	432.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A5N	NATIVE PASTURE	375.0000	16335000.00	0.00	0.00	\$948,990	\$26,250
2	A4	IMPROVED PASTURE	57.0000	2482920.00	0.00	0.00	\$144,250	\$4,280
3	A1	FRONT ACREAGE	0.7840	33976.80	0.00	0.00	\$1,980	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$93,670	\$1,095,220	30,530	126,180	\$0	\$126,180
2018	\$80,150	\$1,018,280	30,240	112,240	\$0	\$112,240
2017	\$80,150	\$1,018,280	30,240	112,240	\$0	\$112,240
2016	\$77,650	\$1,018,280	30,810	110,310	\$0	\$110,310
2015	\$60,790	\$472,560	31,100	92,750	\$0	\$92,750
2014	\$65,450	\$472,560	33,830	100,140	\$0	\$100,140
2013	\$51,410	\$472,560	34,400	86,670	\$0	\$86,670
2012	\$51,410	\$472,560	36,270	88,540	\$0	\$88,540
2011	\$31,040	\$472,560	32,520	64,420	\$0	\$64,420
2010	\$31,040	\$472,560	32,520	64,420	\$0	\$64,420
2009	\$36,610	\$472,560	30,080	67,550	\$0	\$67,550
2008	\$36,610	\$472,560	31,670	69,140	\$0	\$69,140
2007	\$36,610	\$362,150	31,670	68,940	\$0	\$68,940
2006	\$37,720	\$259,670	31,670	69,860	\$0	\$69,860

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	10/10/2019	GD	GIFT DEED	MORALES RAMIRO & ESTELLA	MORALES ADAM	19	050527	
2	2/21/1996	DV	DEED RETAINING VENDORS LIEN	JOHNSON M G & LILLIE A	MORALES RAMIRO & ESTELLA	96	006240	0

Tax Due

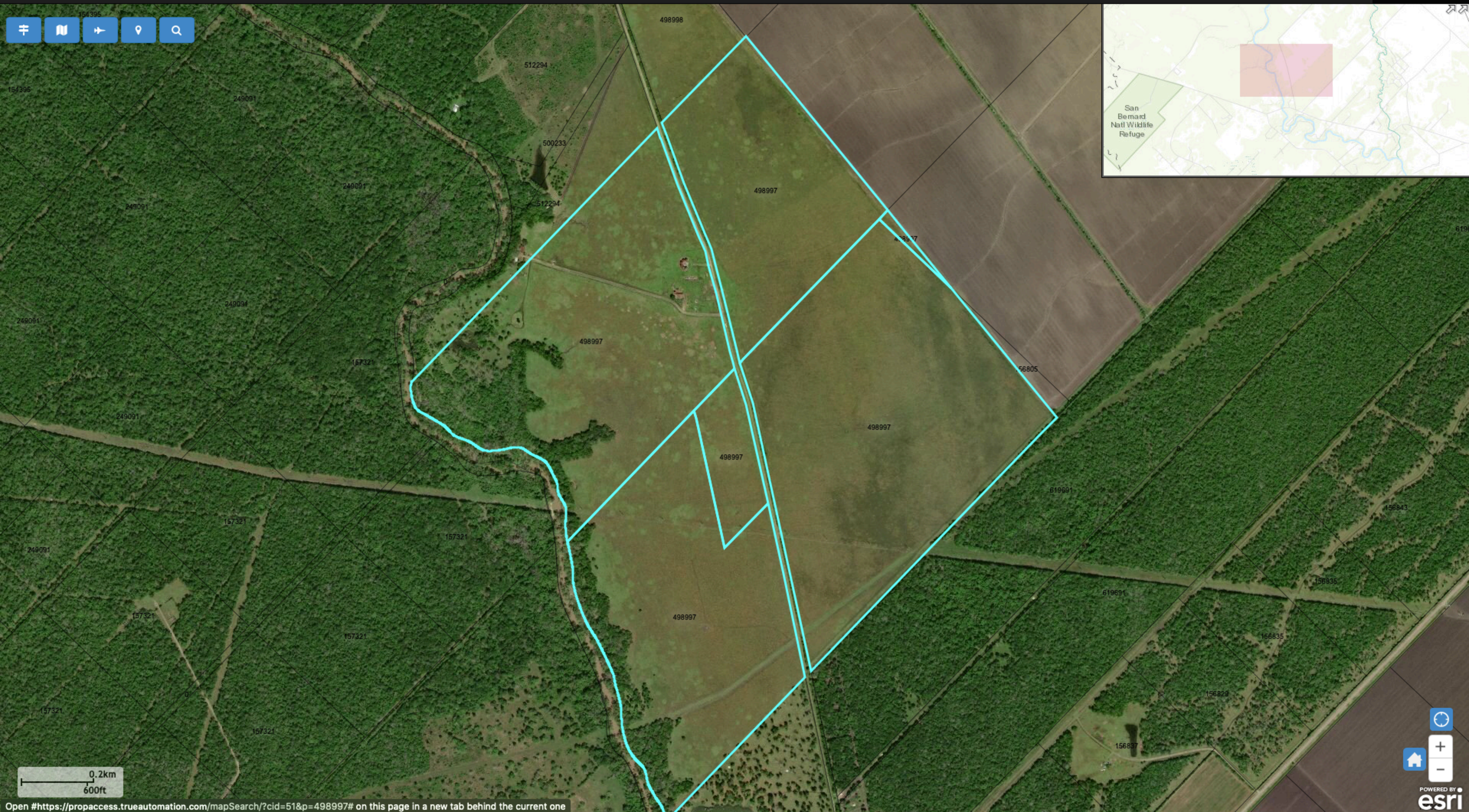
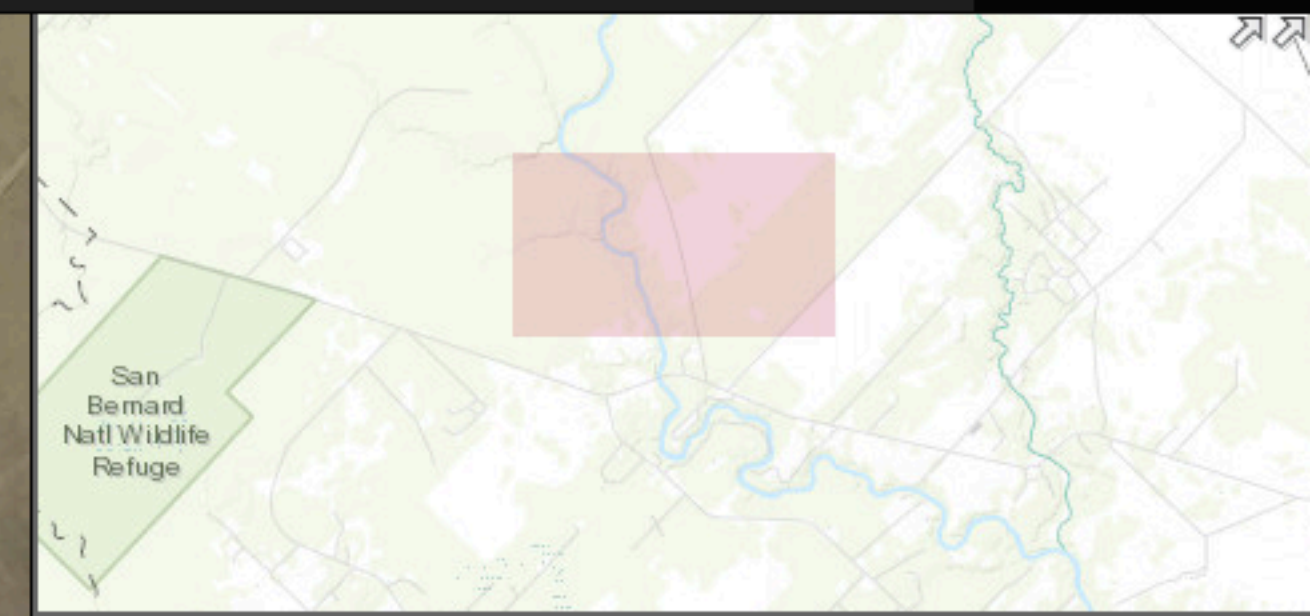
Property Tax Information as of 03/11/2020

Amount Due if Paid on:  ↓

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	---------------------	---------------	----------	-----------------	--------------	-------------------------------	---------------	------------

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (979) 849-7792



TAB 11

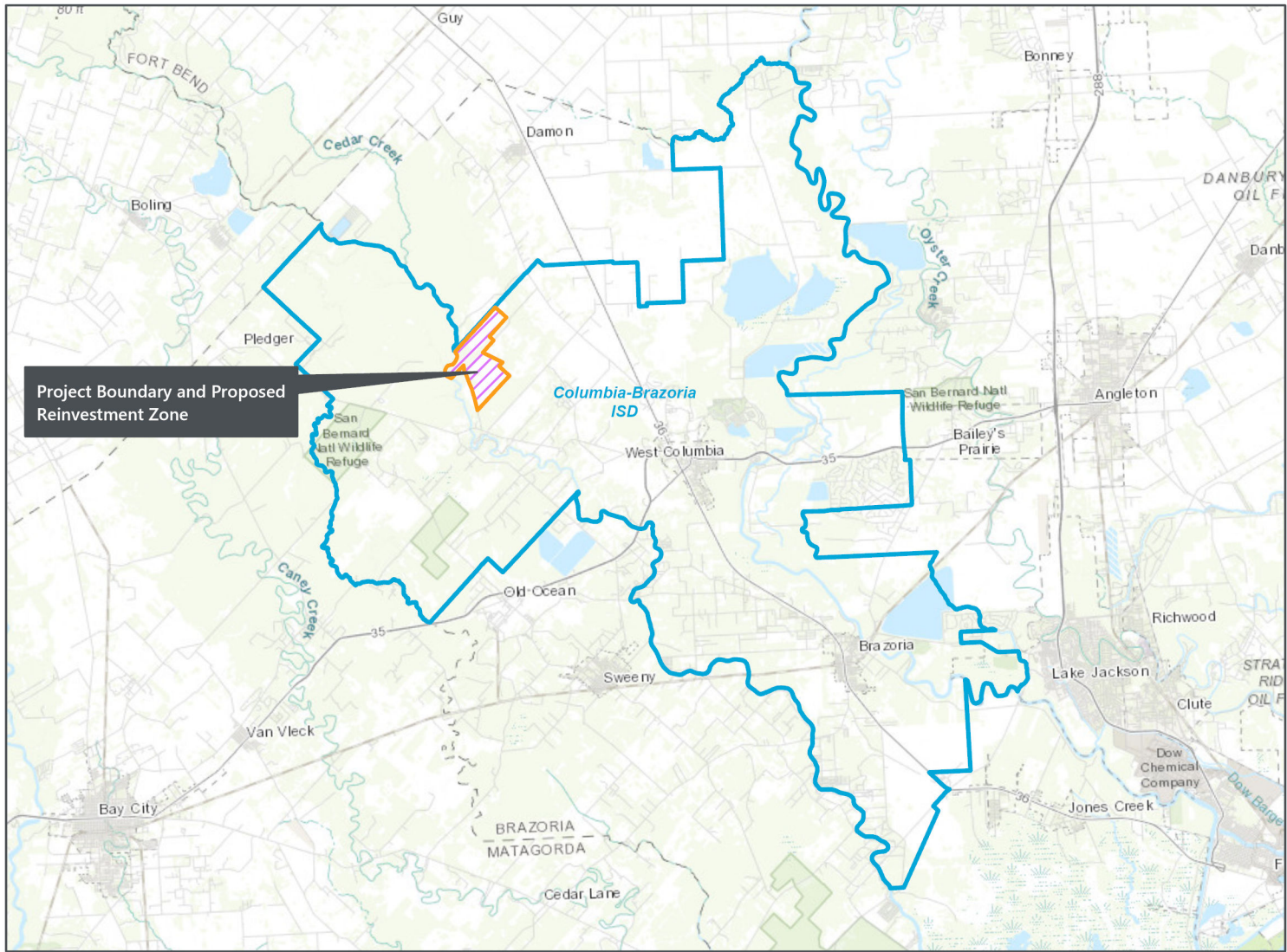
Maps

TAB 11 - MAPS:

- 11.a.
 - 1. Proposed project vicinity map
 - 2. Proposed project vicinity map (zoom)
- 11.b. Qualified Investment (proposed facility footprint)
CONFIDENTIAL
- 11.c. Qualified Property (same as 11.b.)
- 11.d. Existing property (not applicable)
- 11.e. Land location within vicinity map
- 11.f.
 - 1. Reinvestment zone within vicinity map
 - 2. Location of proposed project area within ISD boundary

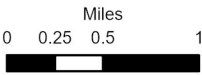
MAP 11.A.1



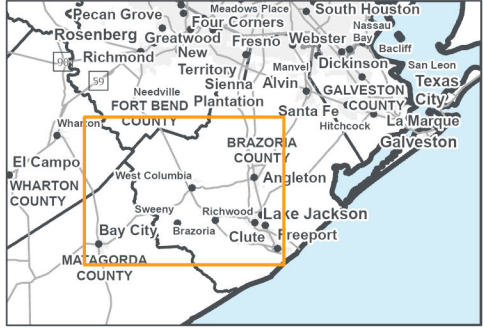


**Project Vicinity & Reinvestment Zone
Brazoria County**

- Project Boundary
- Proposed Reinvestment Zone
- Independent School District Boundary



Scale 1:340,000
Coordinate System:
NAD 1983 StatePlane Texas South Central FIPS
4204 Feet



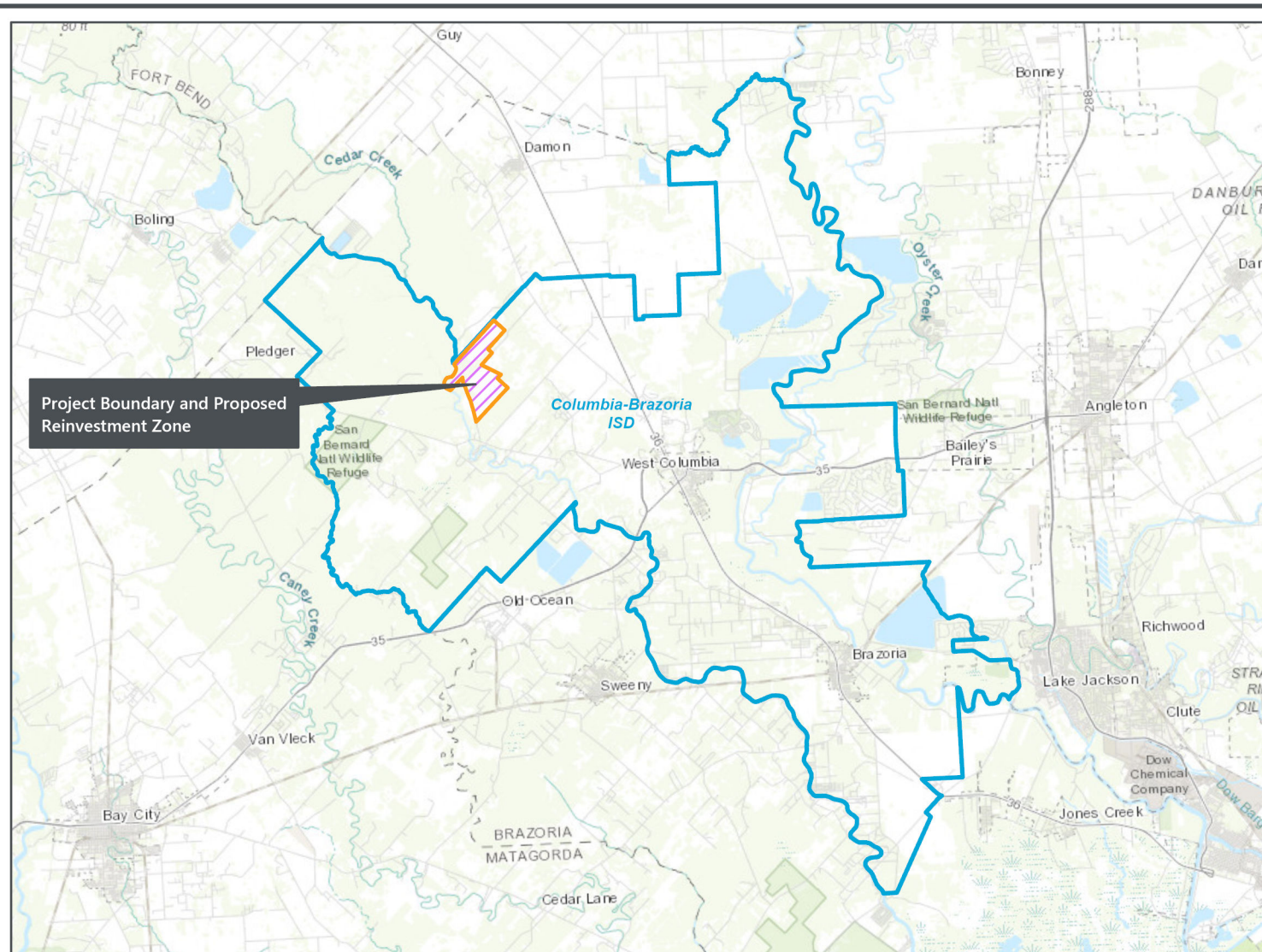
SITE LOCATION 29.135°, -95.673°

Confidentiality Request

In accordance with 34 TAC 9.1053 please accept this as a request for the following items to be deemed confidential and segregated from the remaining value limitation application materials. These items will be submitted separately to protect against unintended disclosure:

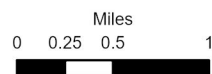
Tab 11.b. Qualified Investment and Property project layout

These items depict trade secret information of a specific and proprietary nature that could potentially expose the proposed project to detrimental and unwarranted observation from industry competitors. Therefore, pursuant to Texas Government Code 552.110, we formally request that the aforementioned items be considered confidential, removed and submitted separately from the remaining value limitation application materials.



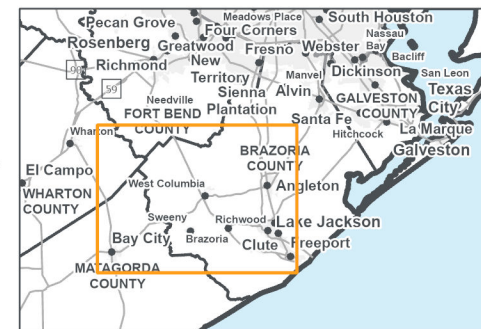
**Project Vicinity & Reinvestment Zone
Brazoria County**

- Project Boundary
- Proposed Reinvestment Zone
- Independent School District Boundary



Scale 1:340,000

Coordinate System:
NAD 1983 StatePlane Texas South Central FIPS
4204 Feet



SITE LOCATION

29.135°, -95.673°

TAB 12

Request for Waiver of Job Creation Requirement



422 Admiral Blvd Kansas City, MO 64106

www.savionenergy.com

Request of Waiver for Job Creation Requirement

March ~~10~~¹⁹, 2020

Mr. Steven Galloway
Superintendent of Columbia-Brazoria Independent School District
520 S. 16th St.
West Columbia, TX 77486-3752

Re: Chapter 313 Job Waiver Request, Brazoria County Solar Project, LLC

Dear Mr. Galloway,

Please consider this letter to be Brazoria County Solar Project, LLC's formal request to waive the minimum new job creation requirement, as provided under Texas Tax Code 313.025(f-1).

Based upon knowledge of staffing requirements, Brazoria County Solar Project, LLC, requests the job creation requirement under Chapter 313 of the Texas Tax Code be waived. In line with solar industry standards for job requirements, Brazoria County Solar Project, LLC, has committed to create two (2) new permanent jobs. Solar projects create a large number of full-time, temporary jobs during the construction phase (1st year) but require a small number of highly skilled technicians to operate the solar project once construction operations end and commercial operations begin. Hiring two (2) permanent, full-time employees is industry standard for a 200MW utility-scale solar energy facility.

These permanent employees of a solar energy project maintain and service solar panels, mounting infrastructure, underground electrical connections, substations and other infrastructure associated with the safe and reliable operation of the project. In addition to the on-site employee described above, there also may be asset managers or technicians who supervise, monitor, and support solar project operations from offsite locations.

The waiver request herein is in line with industry standards for the number of jobs specifically relegated to a solar generation facility of this size. This is evidenced by previously filed limitation agreement applications by solar developers who similarly requested a waiver of the job requirements and in addition, by readily available documentation and education materials related to the development of solar generation facilities.

Sincerely,

Scott Zeimetz
VP & Head of Development
Savion, LLC

TAB 13

Calculation of three possible Wage Requirements and Supporting information

TAB 13 WAGE DATA CALCULATIONS

7.a.

<i>Year</i>	<i>Quarter</i>	<i>County</i>	<i>Ownership</i>	<i>Industry</i>	<i>Avg. Weekly Wages</i>
2018	4	Brazoria	Total All	All Industries	\$ 1,147
2019	1	Brazoria	Total All	All Industries	\$ 1,210
2019	2	Brazoria	Total All	All Industries	\$ 1,097
2019	3	Brazoria	Total All	All Industries	\$ 1,095

(Mean Avg.) **\$ 1,137.25** *Average Weekly Wage For All Jobs*

7.b.

<i>Year</i>	<i>Quarter</i>	<i>County</i>	<i>Ownership</i>	<i>Industry</i>	<i>Avg. Weekly Wages</i>
2018	4	Brazoria	Private	Manufacturing	\$ 2,114
2019	1	Brazoria	Private	Manufacturing	\$ 2,666
2019	2	Brazoria	Private	Manufacturing	\$ 2,044
2019	3	Brazoria	Private	Manufacturing	\$ 2,034

(Mean Avg.) \$ 2,214.50

110%

\$ 2,435.95 *110% of County Average Weekly Wage for Manufacturing Jobs*

7.c.

<i>Year</i>	<i>Houston-Galveston Area Council</i>	
-------------	---------------------------------------	--

2018 Manufacturing Average Wages by COG Region \$ 61,909

Data published: July 2019

110%

\$ 68,099.90 *110% of Average Annual Wage for Manufacturing Jobs in Region*

\$ 1,309.61 *110% of Average Weekly Wage for Manufacturing Jobs in Region*

QUARTERLY EMPLOYMENT AND WAGES (QCEW)

Year	Period	Area	Ownership	Industry Code	Industry	Level	Average Weekly Wage
2018	04	Brazoria	Total All	10	Total, All Industries	0	1,147
2019	01	Brazoria	Total All	10	Total, All Industries	0	1,210
2019	02	Brazoria	Total All	10	Total, All Industries	0	1,097
2019	03	Brazoria	Total All	10	Total, All Industries	0	1,095

Year	Period	Area	Ownership	Industry Code	Industry	Level	Average Weekly Wage
2018	04	Brazoria	Private	31-33	Manufacturing	2	2,114
2019	01	Brazoria	Private	31-33	Manufacturing	2	2,666
2019	02	Brazoria	Private	31-33	Manufacturing	2	2,044
2019	03	Brazoria	Private	31-33	Manufacturing	2	2,034

2018 Manufacturing Average Wages by Council of Government Region
Wages for All Occupations

COG	COG Number	Wages	
		Hourly	Annual
Texas		\$27.04	\$56,240
<u>Alamo Area Council of Governments</u>	18	\$22.80	\$47,428
<u>Ark-Tex Council of Governments</u>	5	\$18.73	\$38,962
<u>Brazos Valley Council of Governments</u>	13	\$18.16	\$37,783
<u>Capital Area Council of Governments</u>	12	\$32.36	\$67,318
<u>Central Texas Council of Governments</u>	23	\$19.60	\$40,771
<u>Coastal Bend Council of Governments</u>	20	\$28.52	\$59,318
<u>Concho Valley Council of Governments</u>	10	\$21.09	\$43,874
<u>Deep East Texas Council of Governments</u>	14	\$18.28	\$38,021
<u>East Texas Council of Governments</u>	6	\$21.45	\$44,616
<u>Golden Crescent Regional Planning Commission</u>	17	\$28.56	\$59,412
<u>Heart of Texas Council of Governments</u>	11	\$22.71	\$47,245
<u>Houston-Galveston Area Council</u>	16	\$29.76	\$61,909
<u>Lower Rio Grande Valley Development Council</u>	21	\$17.21	\$35,804
<u>Middle Rio Grande Development Council</u>	24	\$20.48	\$42,604
<u>NORTEX Regional Planning Commission</u>	3	\$25.14	\$52,284
<u>North Central Texas Council of Governments</u>	4	\$27.93	\$58,094
<u>Panhandle Regional Planning Commission</u>	1	\$24.19	\$50,314
<u>Permian Basin Regional Planning Commission</u>	9	\$25.90	\$53,882
<u>Rio Grande Council of Governments</u>	8	\$18.51	\$38,493
<u>South East Texas Regional Planning Commission</u>	15	\$36.26	\$75,430
<u>South Plains Association of Governments</u>	2	\$20.04	\$41,691
<u>South Texas Development Council</u>	19	\$17.83	\$37,088
<u>Texoma Council of Governments</u>	22	\$21.73	\$45,198
<u>West Central Texas Council of Governments</u>	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.

TAB 14

Schedules A1 - C

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	--	Year preceding the first complete tax year of the qualifying time period (assuming no deferrals of qualifying time period)	2020	Not eligible to become Qualified Property			[The only other investment made before filing complete application with district that may become Qualified Property is land.]	
Investment made after filing complete application with district, but before final board approval of application								
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period				-	-	-		
Complete tax years of qualifying time period	QTP1	2021-2022	2021	73,302,000.00	-	-		
	QTP2	2022-2023	2022	109,953,000.00	-	-		
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				183,255,000.00	-	-		
				Enter amounts from TOTAL row above in Schedule A2				
				Total Qualified Investment (sum of green cells)	183,255,000.00			

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

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

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

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

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

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

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

Date **March 24, 2020**
 Applicant Name **Brazoria County Solar Project LLC**
 ISD Name **Columbia-Brazoria ISD**

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		183,255,000.00	-	-		183,255,000.00
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2020-2021	2020					
	1	2021-2022	2021					
	2	2022-2023	2022					
Value limitation period***	1	2033-2034	2033					
	2	2034-2035	2034					
	3	2035-2036	2035					
	4	2036-2037	2036					
	5	2037-2038	2037					
	6	2033-2034	2033					
	7	2034-2035	2034					
	8	2035-2036	2035					
	9	2036-2037	2036					
	10	2037-2038	2037					
Total Investment made through limitation				183,255,000.00	-	-	-	183,255,000.00
Continue to maintain viable presence	11	2033-2034	2033					
	12	2034-2035	2034					
	13	2035-2036	2035					
	14	2036-2037	2036					
	15	2037-2038	2037					
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2038-2039	2038					
	17	2039-2040	2039					
	18	2040-2041	2040					
	19	2041-2042	2041					
	20	2042-2043	2042					
	21	2043-2044	2043					
	22	2044-2045	2044					
	23	2045-2046	2045					
	24	2046-2047	2046					
	25	2047-2048	2047					

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

** Only investment made during deferrals of the start of the limitation (after the end of qualifying time period but before the start of the Value Limitation Period) should be included in the "year prior to start of value limitation period" row(s). If the limitation starts at the end of the qualifying time period or the qualifying time period overlaps the limitation, no investment should be included on this line.

*** If your qualifying time period will overlap your value limitation period, do not also include investment made during the qualifying time period in years 1 and/or 2 of the value limitation period, depending on the overlap. Only include investments/years that were **not** captured on Schedule A1.

For All Columns: List amount invested each year, not cumulative totals. Only include investments in the remaining rows of Schedule A2 that were not captured on Schedule A1.

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

Only tangible personal property that is specifically described in the application can become qualified property.

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

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

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

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

Date

March 24, 2020

Applicant Name

Brazoria County Solar Project LLC

Form 50-296A

ISD Name

Columbia-Brazoria ISD

Revised February 2020

			Tax Year (Fill in actual tax year) YYYY	Qualified Property			Estimated Taxable Value		
				Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2020-2021	2020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	1	2021-2022	2021	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	2	2022-2023	2022	\$ -	\$ -	\$ 36,651,000	\$ 36,651,000	\$ 36,651,000	\$ 36,651,000
Value Limitation Period	1	2023-2024	2023	\$ -	\$ -	\$ 168,594,600	\$ 168,594,600	\$ 168,594,600	\$ 30,000,000.00
	2	2024-2025	2024	\$ -	\$ -	\$ 163,939,923	\$ 163,939,923	\$ 163,939,923	\$ 30,000,000.00
	3	2025-2026	2025	\$ -	\$ -	\$ 151,251,347	\$ 151,251,347	\$ 151,251,347	\$ 30,000,000.00
	4	2026-2027	2026	\$ -	\$ -	\$ 132,234,975	\$ 132,234,975	\$ 132,234,975	\$ 30,000,000.00
	5	2027-2028	2027	\$ -	\$ -	\$ 115,534,947	\$ 115,534,947	\$ 115,534,947	\$ 30,000,000.00
	6	2028-2029	2028	\$ -	\$ -	\$ 98,864,240	\$ 98,864,240	\$ 98,864,240	\$ 30,000,000.00
	7	2029-2030	2029	\$ -	\$ -	\$ 79,331,090	\$ 79,331,090	\$ 79,331,090	\$ 30,000,000.00
	8	2030-2031	2030	\$ -	\$ -	\$ 62,783,163	\$ 62,783,163	\$ 62,783,163	\$ 30,000,000.00
	9	2031-2032	2031	\$ -	\$ -	\$ 51,809,854	\$ 51,809,854	\$ 51,809,854	\$ 30,000,000.00
	10	2032-2033	2032	\$ -	\$ -	\$ 44,987,270	\$ 44,987,270	\$ 44,987,270	\$ 30,000,000.00
Continue to maintain viable presence	11	2033-2034	2033	\$ -	\$ -	\$ 44,054,502	\$ 44,054,502	\$ 44,054,502	\$ 44,054,502
	12	2034-2035	2034	\$ -	\$ -	\$ 36,651,000	\$ 36,651,000	\$ 36,651,000	\$ 36,651,000
	13	2035-2036	2035	\$ -	\$ -	\$ 36,651,000	\$ 36,651,000	\$ 36,651,000	\$ 36,651,000
	14	2036-2037	2036	\$ -	\$ -	\$ 36,651,000	\$ 36,651,000	\$ 36,651,000	\$ 36,651,000
	15	2037-2038	2037	\$ -	\$ -	\$ 36,651,000	\$ 36,651,000	\$ 36,651,000	\$ 36,651,000
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2038-2039	2038	\$ -	\$ -	\$ 36,651,000	\$ 36,651,000	\$ 36,651,000	\$ 36,651,000
	17	2039-2040	2039	\$ -	\$ -	\$ 37,164,114	\$ 37,164,114	\$ 37,164,114	\$ 37,164,114
	18	2040-2041	2040	\$ -	\$ -	\$ 37,402,346	\$ 37,402,346	\$ 37,402,346	\$ 37,402,346
	19	2041-2042	2041	\$ -	\$ -	\$ 37,712,046	\$ 37,712,046	\$ 37,712,046	\$ 37,712,046
	20	2042-2043	2042	\$ -	\$ -	\$ 38,379,095	\$ 38,379,095	\$ 38,379,095	\$ 38,379,095
	21	2043-2044	2043	\$ -	\$ -	\$ 38,498,210	\$ 38,498,210	\$ 38,498,210	\$ 38,498,210
	22	2044-2045	2044	\$ -	\$ -	\$ 38,831,735	\$ 38,831,735	\$ 38,831,735	\$ 38,831,735
	23	2045-2046	2045	\$ -	\$ -	\$ 39,474,960	\$ 39,474,960	\$ 39,474,960	\$ 39,474,960
	24	2046-2047	2046	\$ -	\$ -	\$ 40,070,538	\$ 40,070,538	\$ 40,070,538	\$ 40,070,538
	25	2047-2048	2047	\$ -	\$ -	\$ 41,499,927	\$ 41,499,927	\$ 41,499,927	\$ 41,499,927

Notes: Market value in future years is good faith estimate of future taxable value for the purposes of property taxation.

Only include market value for eligible property on this schedule.

Schedule C: Employment Information

Date **March 24, 2020**
 Applicant Name **Brazoria County Solar Project LLC**
 ISD Name **Columbia-Brazoria ISD**

Form 50-296A

Revised February 2020

				Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Number of Construction FTE's	Average annual wage rates for construction workers	Number of non-qualifying jobs applicant estimates it will create (cumulative)	Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Annual wage of new qualifying jobs
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2020-2021	2020			0	0	
	1	2021-2022	2021	50	\$ 40,000.00	0	0	
	2	2022-2023	2022	200	\$ 40,000.00	0	0	
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2023-2024	2023			0	2	\$ 68,099.90
	2	2024-2025	2024			0	2	\$ 68,099.90
	3	2025-2026	2025			0	2	\$ 68,099.90
	4	2026-2027	2026			0	2	\$ 68,099.90
	5	2027-2028	2027			0	2	\$ 68,099.90
	6	2028-2029	2028			0	2	\$ 68,099.90
	7	2029-2030	2029			0	2	\$ 68,099.90
	8	2030-2031	2030			0	2	\$ 68,099.90
	9	2031-2032	2031			0	2	\$ 68,099.90
	10	2032-2033	2032			0	2	\$ 68,099.90
Years Following Value Limitation Period	11 through 25	2033-2048	2033-2047			0	2	\$ 68,099.90

Notes: See TAC 9.1051 for definition of non-qualifying jobs.
 Only include jobs on the project site in this school district.

TAB 15

Economic Impact Study

-Pending, Not Attached-

TAB 16

Description of Reinvestment Zone

LEGAL DESCRIPTION:

668.976 acres of land, more or less, being a part of the Wily Martin Survey, A-83 and the James Hensley Survey, A-75, Brazoria County, Texas, and being part of a called 722.192 acre tract described in Warranty Deed dated March 31, 2000, from Grant J Whorton, et ux, to Terrance Hlavinka Cattle Company, recorded as Instrument Number 2000013483 of the Official Records of Brazoria County, Texas.

Parcel ID: 155979; 156805

AND

ALL THAT CERTAIN 219.945 ACRES of land out of a called 481.622 acre tract conveyed to Ramiro and Estella Morales in County Clerk's File 96-006240 of the Brazoria County Official Records and situated in the James Hensley Survey, Abstract 75 and the Wily Martin Survey, Abstract 83, Brazoria County, Texas.

Parcel ID: 498997; 498998

AND

One Hundred Fifty-two (152) acres, more or less, being part of that certain 194.02 acres of land, situated in the James Hensley League, Abstract 75, Brazoria County, Texas, and being all of that certain called 192.72 acre tract described in a deed from Blanch Bertie Warren Todd to the Blanche Todd Living Trust recorded in Brazoria County Clerk's File 99-047104.

Parcel ID: 155976

AND

Being a 740.42 acre tract described in deed from Harry Rhodes et al to Allen Rhodes dated August 16, 1937, recorded in Volume 296, Page 40- I, Deed Records, Brazoria County, Texas, situated in the James Hensley League, Abst. 75.

Parcel ID: 155990

AND

A 2.00 acre tract out of Tract 8A being 81.03 acres (called 80 acres) out of the Rounds Estate in the James Hensley League, Abstract 75, Brazoria County, Texas.

Parcel ID: 155995

TAB 17


Signature and Certification Page

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

 Print Name (Authorized School District Representative)


 Title
sign
here

 Signature (Authorized School District Representative)


 Date
2. Authorized Company Representative (Applicant) Signature and Notarization

I am the authorized representative for the business entity for the purpose of filing this application. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code. The information contained in this application and schedules is true and correct to the best of my knowledge and belief.

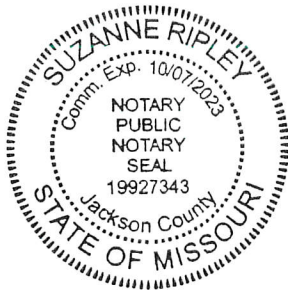
I hereby certify and affirm that the business entity I represent is in good standing under the laws of the state in which the business entity was organized and that no delinquent taxes are owed to the State of Texas.

print
here

 Print Name (Authorized Company Representative (Applicant))


 Title
sign
here

 Signature (Authorized Company Representative (Applicant))


 Date


(Notary Seal)

GIVEN under my hand and seal of office this, the


 19th day of March, 2020


 Notary Public in and for the State of Texas Missouri

 My Commission expires: 

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.