

**Legend**

- Planned Qualified Property
- Flatland Solar Project Parcels
- Ira ISD Boundary
- Reinvestment Zone Boundary

World Street Map

**Attachment 4**

***Detailed description of the project.***

***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.***

**Detailed Description of the Project**

Flatland Solar Project, LLC (“**Flatland Solar**”) proposes to construct and operate a renewable energy generating solar facility that will have an estimated rated capacity of 180 megawatts (“**MW**”), alternating-current (“**AC**”) when completed. Flatland Solar intends to deliver electricity into the bulk transmission system by way of interconnection with the Transmission Service Provider (“**TSP**”), Oncor Electric, accessed by the Scurry County South Substation via a 138KV transmission line. The facility has been designed to comply with the operating procedures, nodal guidelines, and safety provisions set forth by the Electric Reliability Council of Texas (“**ERCOT**”). Flatland Solar has filed for a Generation Interconnection Request with ERCOT under the interconnection number 19INR0129.

Flatland Solar is requesting a Limitation of Appraised Value Agreement (“**LAVA**”) from Ira Independent School District (“**ISD**”) for the intended Qualified Investment that will include the procurement of equipment, the construction of civil infrastructure, and installation of electrical systems in connection with a new renewable energy generating solar facility. The intended location of the Project and its associated infrastructure is within a Reinvestment Zone established by Scurry County. A detailed map showing the location of the solar project is included for reference in Attachment 11a.

The intended Qualified Investment will comprise Qualified Property, as described in Attachment 8, which is typical for solar facilities of this kind and scale, and will include:

- Approximately 574,000 solar photovoltaic (“**PV**”) panels;
- Pier foundations and a racking system for the mounting of the PV panels;
- DC-to-AC electric power inverters;
- Low-, medium-, and high-voltage electric cabling;
- A collection substation, transformers, breakers, meters, and related equipment to facilitate the interconnection and transmission of solar electricity by the PV panels into the bulk transmission system;
- A low-profile maintenance building that will include telecommunications and computing systems in order to monitor the operations of the facility;
- Meteorological and other equipment to measure local solar irradiance and atmospheric conditions;
- Roads, paths, and right-of-ways for maintenance purposes.

Construction of the solar project is proposed to begin in Q1 2021 and is expected to take approximately twelve (12) months to complete with an estimated commercial operations date as early as March 31, 2022, contingent upon favorable economics for the solar project.

**Attachment 7**

***Description of Qualified Investment***

- 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 new buildings, proposed new improvements or personal property which you intend to include as part of your Minimum Qualified Investment (Tab 7).***

Flatland Solar plans to construct and operate a renewable energy generating solar facility that will have an estimated rated capacity of 180 MW-AC in Scurry County, which will represent the Applicant's Qualified Investment located in Ira ISD.

The intended Qualified Investment will include the procurement of equipment, the construction of civil infrastructure, and installation of electrical systems in connection with a new renewable energy generating solar facility. The intended Qualified Investment will comprise Qualified Property, as described below and in greater detail in Attachment 8.

The intended Qualified Property includes solar PV panels, pier foundations, inverters, collection systems, transmission lines and interconnection infrastructure, meteorological stations, roads, operations and maintenance facilities, and control systems necessary for the commercial generation of electricity.

The final design of the proposed facility is subject to further revision, results of resource studies, engineering review, and cooperation amongst landowners. The intended Qualified Investment outlined above is expected to be located within Ira ISD. All of the infrastructure will remain within the Reinvestment Zone. The map in Attachment 11b shows the proposed project area with the anticipated improvement locations. This application covers all qualified property in the reinvestment zone and project boundary within Ira ISD necessary for Commercial Operations.

**Attachment 8**

***Description of Qualified Property***

Flatland Solar plans to construct and operate a renewable energy generating solar facility that will have an estimated rated capacity of 180 MW-AC in Scurry County, which will be comprised of new equipment and infrastructure that represents the Applicant's Qualified Property.

The intended Qualified Investment will include the procurement of equipment, the construction of civil infrastructure, and installation of electrical systems in connection with a new renewable energy generating solar facility. The intended Qualified Investment will comprise Qualified Property, as described in this Attachment, which is typical for solar facilities of this kind and scale, and will include

- Approximately 574,000 solar PV panels;
- Pier foundations and a racking system for the mounting of the PV panels;
- DC-to-AC electric power inverters;
- Low-, medium-, and high-voltage electric cabling;
- A collection substation, transformers, breakers, meters, and related equipment to facilitate the interconnection and transmission of solar electricity by the PV panels into the bulk transmission system;
- A low-profile maintenance building that will include telecommunications and computing systems in order to monitor the operations of the facility;
- Meteorological and other equipment to measure local solar irradiance and atmospheric conditions;
- Roads, paths, and right-of-ways for maintenance purposes.

The final design of the proposed facility is subject to further revision, results of resource studies, engineering review, and cooperation amongst landowners. Flatland Solar has not yet finalized the selection of the suppliers for the equipment and infrastructure that will represent Qualified Property. Although the exact location of infrastructure and equipment may change, all of the Qualified Property listed above is expected to remain within Ira ISD. The map in Attachment 11b shows the proposed project area with the anticipated improvement locations. This application covers all qualified property in the reinvestment zone and project boundary within Ira ISD necessary for Commercial Operations.

**Amendment 001-1493-Ira ISD-Flatland Solar Project, LLC-June 18, 2020**

**Attachment 13**

**a. Average weekly wage for all jobs (all industries) in the county**

Year	Period	Area	Ownership	Ind. Code	Industry	Avg. Weekly Wages
2019	1 <sup>st</sup> Qtr	Scurry County	Total, All	10	Total, All Industries	\$1,145
2019	2 <sup>nd</sup> Qtr	Scurry County	Total, All	10	Total, All Industries	\$1,074
2019	3 <sup>rd</sup> Qtr	Scurry County	Total, All	10	Total, All Industries	\$1,085
2019	4 <sup>th</sup> Qtr	Scurry County	Total, All	10	Total, All Industries	\$1,083
<b>Average</b>						<b>\$1,097</b>

Quarterly Census of Employment and Wages (QCEW) Report

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Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2019	01	Scurry	Total All	10	Total, All Industries	1,145
2019	02	Scurry	Total All	10	Total, All Industries	1,074
2019	03	Scurry	Total All	10	Total, All Industries	1,085
2019	04	Scurry	Total All	10	Total, All Industries	1,083

Source Data: Texas LMI | Quarterly Census of Employment and Wages (QCEW) Report

**SECTION 14: Wage and Employment Information**

1. What is the number of new qualifying jobs you are committing to create? ..... 2
2. What is the number of new non-qualifying jobs you are estimating you will create? (See TAC 9.1051(14)) ..... 0
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 ..... 1,097.00
  - b. Qualifying job wage minimum option §313.021(5)(A)  
-110% of the average weekly wage for manufacturing jobs in the county is ..... 1,587.00
  - c. Qualifying job wage minimum option §313.021(5)(B)  
-110% of the average weekly wage for manufacturing jobs in the region is ..... 961.00
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? ..... 49,974.00
7. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? ..... 50,000.00
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**.

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

GIVEN under my hand and seal of office this, the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Notary Public in and for the State of Texas

(Notary Seal)

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.

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.

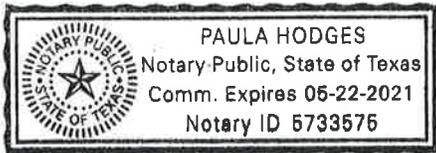
print here Brian Patterson Superintendent
sign here [Signature] 6-24-2020

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 THOMAS M CARBONE Authorized Signor
sign here [Signature] JUNE 24, 2020



(Notary Seal)

GIVEN under my hand and seal of office this, the 24th day of June, 2020
Paula Hodges
Notary Public in and for the State of Texas
My Commission expires 5/22/21

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.