



Pisgah Ridge Solar, LLC  
Chapter 313 Application to Corsicana ISD

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**CHECKLIST ITEM #1**

Application

See attached.

Application for Appraised Value Limitation on Qualified Property (Tax Code, Chapter 313, Subchapter B or C)

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

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

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

Date Application Received by District
First Name Last Name
Title
School District Name
Street Address
Mailing Address
City State ZIP
Phone Number 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? .....

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 8: Limitation as Determining Factor

- 1. Does the applicant currently own the land on which the proposed project will occur?
2. Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project?
3. Does the applicant have current business activities at the location where the proposed project will occur?
4. Has the applicant made public statements in SEC filings or other documents regarding its intentions regarding the proposed project location?
5. Has the applicant received any local or state permits for activities on the proposed project site?
6. Has the applicant received commitments for state or local incentives for activities at the proposed project site?
7. Is the applicant evaluating other locations not in Texas for the proposed project?
8. Has the applicant provided capital investment or return on investment information for the proposed project in comparison with other alternative investment opportunities?
9. Has the applicant provided information related to the applicant's inputs, transportation and markets for the proposed project?
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?

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
2. Estimated commencement of construction
3. Beginning of qualifying time period (MM/DD/YYYY)
4. First year of limitation (MM/DD/YYYY)
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

SECTION 10: The Property

- 1. Identify county or counties in which the proposed project will be located
2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property
3. Will this CAD be acting on behalf of another CAD to appraise this property?
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):
County:
Hospital District:
Other (describe):
I&S (ISD):
City:
Water District:
Other (describe):

**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/](http://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. 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**);
- b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your minimum qualified investment (**Tab 7**); and
- c. a detailed map of the qualified investment showing location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period, with vicinity map (**Tab 11**).

5. Do you intend to make at least the minimum qualified investment required by Tax Code §313.023 (or §313.053 for Subchapter C school districts) for the relevant school district category during the qualifying time period? .....  Yes  No

**SECTION 12: 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:

- 1a. a specific and detailed description of the qualified property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (**Tab 8**);
- 1b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your qualified property (**Tab 8**);
- 1c. 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
- 1d. 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).



Pisgah Ridge Solar, LLC  
Chapter 313 Application to Corsicana ISD

**CHECKLIST ITEM #2**

Proof of Payment of Application Fee

Proof of payment attached.

**CAPS Online V2** Welcome: SUSAN MILLER

PM Web Console

- My Task List
- Search
- Create Pay Request
- Help
- Logout

Work ID	Vendor Name	Vendor ID	Invoice #	Invoice Date	Invoice Amount	Routing Code	Invoice Business Unit	AP Business Unit	Voucher ID	Pay Date	Location
0016214079	CORSICANA INDEPENDENT SCHOOL DISTRICT	0000218576	APPFEEPISGAHRIDGE	05/29/2020	75,000.00	DEGSSOLAR	DEA	75650	10128309	06/01/2020	Complete

Workflow Dialog -- Webpage Dialog

Payment History						
Voucher ID	SubSystem Ref#	Payment #	ACH Payment ID	Payment Date	Payment Amount	Status
10128309		1000040879	AP0001377801	06/01/2020	\$75,000.00	P



# VERABANK

VeraBank, N.A.  
P.O. Box 1009  
Henderson, TX 75653-1009

00000592 TC02445S070120033654 01 00000000 0000594 039



**CORSICANA ISD**  
**GENERAL OPERATING FUND**  
2200 W 4TH AVE  
CORSICANA TX 75110-4088

Account Number 001171136917  
Statement Date 06/30/2020  
Statement Thru Date 06/30/2020  
Checks/Items Enclosed 385  
Page 1

### Customer Service Information

- Customer Service:**  
(877) 566-2621 or (903) 657-8521
- Email Us At:**  
contactus@verabank.com
- Visit Us Online:**  
www.verabank.com

00000592 0002914 0001-0038

## PUBLIC FUNDS INTEREST

Account Number: 001171136917

Account Owner(s): CORSICANA ISD

### Balance Summary

<b>Beginning Balance as of 06/01/2020</b>	<b>\$10,453,596.53</b>
+ Deposits and Credits (58)	\$4,544,168.21
- Withdrawals and Debits (366)	\$5,558,608.54
<b>Ending Balance as of 06/30/2020</b>	<b>\$9,439,156.20</b>
Service Charges for Period	\$0.00
Average Collected for Period	\$9,292,849.00

### Earnings Summary

Interest for Period Ending 06/30/2020	\$1,904.27
Interest Paid Year to Date	\$20,155.12
Annual Percentage Yield Earned (APYE)	0.25%
Average Balance for APYE	\$9,292,849.13
Number of Days for APYE	30

## CREDITS

Date	Description	Deposits
Jun 01	DEPOSIT	401,034.60
Jun 01	DEPOSIT	79,084.60
Jun 01	DEPOSIT	46,520.50
Jun 01	DEPOSIT	32,785.72
Jun 01	DEPOSIT	25,580.69
Jun 01	DEPOSIT	10,506.82
Jun 01	DEPOSIT	1,265.00
Jun 01	DEPOSIT	840.00
Jun 01	DEPOSIT	634.00
Jun 01	DEPOSIT	290.50
Jun 01	DEPOSIT	261.45
Jun 01	DEPOSIT	186.11
Jun 01	DEPOSIT	48.00
Jun 01	DEPOSIT	21.00
Jun 01	DEPOSIT	19.25
Jun 01	DEPOSIT	0.48
Jun 01	REF 1531019 FROM DEP 1171136976	886.88



# PUSH our BUTTONS

Find an ATM

Use our ITMs  
to talk to a  
teller today!





Account Number 001171136917  
 Statement Date 06/30/2020  
 Statement Thru Date 06/30/2020  
 Page 2

**CREDITS (Continued)**

Date	Description	Deposits
Jun 02	DUKE ENERGY RENE/EDI PMT PS	75,000.00
Jun 03	DEPOSIT	1,688.00
Jun 04	DEPOSIT	72,894.73
Jun 04	DEPOSIT	5,790.32
Jun 04	DEPOSIT	1,441.39
Jun 04	DEPOSIT	700.00
Jun 04	DEPOSIT	100.00
Jun 08	DEPOSIT	1,236.70
Jun 08	DEPOSIT	624.00
Jun 08	DEPOSIT	481.07
Jun 08	DEPOSIT	171.50
Jun 09	DEPOSIT	500.00
Jun 09	DEPOSIT	11.75
Jun 11	CHILDCAREGROUP/06102020AP RMR*IV*CISD_032020*PI*1975.35	1,975.35
Jun 12	3801000000000000/VENDOR PAY RMR*IV*JROTC**06029.60 AF 0000000000000000 CORSICANA INDEP SCHOOL	6,029.60
Jun 15	DEPOSIT	1,186.63
Jun 17	DEPOSIT	177,456.62
Jun 17	DEPOSIT	116,562.92
Jun 17	DEPOSIT	5,574.69
Jun 17	DEPOSIT	222.00
Jun 17	DEPOSIT	192.04
Jun 17	DEPOSIT	48.19
Jun 17	DEPOSIT	8.40
Jun 17	DEPOSIT	4.65
Jun 17	DEPOSIT	0.35
Jun 19	TX EDUCATION AGY/INV-PAYMTS	158.76
Jun 22	ACH RETURN CREDIT/CONTRERAS AUSTIN	5,767.33
Jun 23	DEPOSIT	35,383.36
Jun 23	DEPOSIT	290.50
Jun 24	DEPOSIT	1,415.88
Jun 25	TX EDUCATION AGY/INV-PAYMTS	3,072,386.00
Jun 29	TX EDUCATION AGY/INV-PAYMTS	122,393.50
Jun 29	TX EDUCATION AGY/INV-PAYMTS	97,151.00
Jun 29	TX EDUCATION AGY/INV-PAYMTS	79,459.01
Jun 29	TX EDUCATION AGY/INV-PAYMTS	23,453.17
Jun 29	TX EDUCATION AGY/INV-PAYMTS	10,966.38
Jun 29	TX EDUCATION AGY/INV-PAYMTS	9,179.20
Jun 29	TX EDUCATION AGY/INV-PAYMTS	9,079.82
Jun 29	TX EDUCATION AGY/INV-PAYMTS	4,619.40
Jun 29	TX EDUCATION AGY/INV-PAYMTS	694.13
Jun 30	INTEREST EARNED	1,904.27

00000592 0002916 0002-0038

**NON CHECK DEBITS**

Date	Description	Withdrawals
Jun 01	REF 1531058 TO DEP 1171136976 TAXES	19,230.08
Jun 01	REF 1531027 TO DEP 1171136976	13,742.10
Jun 01	REF 1531022 TO DEP 1171136976 TAXES	13,637.31
Jun 01	REF 1531032 TO DEP 1171136976 TAXES	11,055.16
Jun 01	REF 1531026 TO DEP 1171136976	10,586.89
Jun 01	REF 1531029 TO DEP 1171136976 TAXES	7,967.85
Jun 01	REF 1531025 TO DEP 1171136976 TAXES	7,920.53
Jun 01	REF 1531024 TO DEP 1171136976 TAXES	2,245.19
Jun 04	STATE COMPTRLR/TEXNET 00043701/00603 67300/00517/CORSICANA	448,055.50
Jun 04	STATE COMPTRLR/TEXNET 00043694/00603 67300/00517/CORSICANA	368,500.24
Jun 04	REF 1561022 TO DEP 1171136976 TRANSFER	17,740.07
Jun 05	BANKCARD/PAYMENT	7,117.04
Jun 12	BANKCARD/PAYMENT	5,501.72





Pisgah Ridge Solar, LLC  
Chapter 313 Application to Corsicana ISD

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**CHECKLIST ITEM #7**

Description of Qualified Investment

The Applicant anticipates constructing a solar photovoltaic electric generating facility with an operating capacity of approximately 200 MW and will cover a surface area of approximately 2,000 acres. 100% of the project will be located in the reinvestment zone and project boundary within Corsicana ISD and will be considered qualified investment for this application. The exact capacity and specific technology components will be determined during the development and design process. The facility may include eligible ancillary and necessary equipment, including the following improvements:

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

Batteries or battery system included in the Qualified Investment will only be used to store electricity generated by the solar panels included in the Project.



Pisgah Ridge Solar, LLC  
Chapter 313 Application to Corsicana ISD

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**CHECKLIST ITEM #8**

Description of Qualified Property

The Applicant anticipates constructing a solar photovoltaic electric generating facility with an operating capacity of approximately 200 MW and will cover a surface area of approximately 2,000 acres. 100% of the project will be located in the reinvestment zone and project boundary within Corsicana ISD and will be considered qualified property for this application. The exact capacity and specific technology components will be determined during the development and design process. The facility may include eligible ancillary and necessary equipment, including the following improvements:

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

Batteries or battery system included in the Qualified Property will only be used to store electricity generated by the solar panels included in the Project.



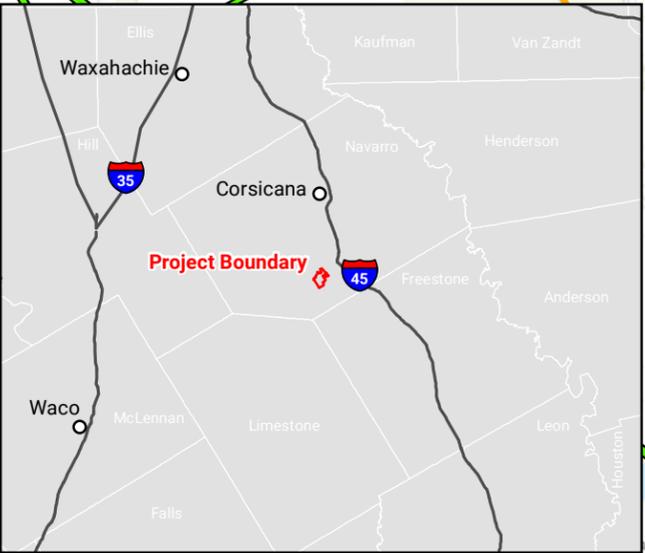
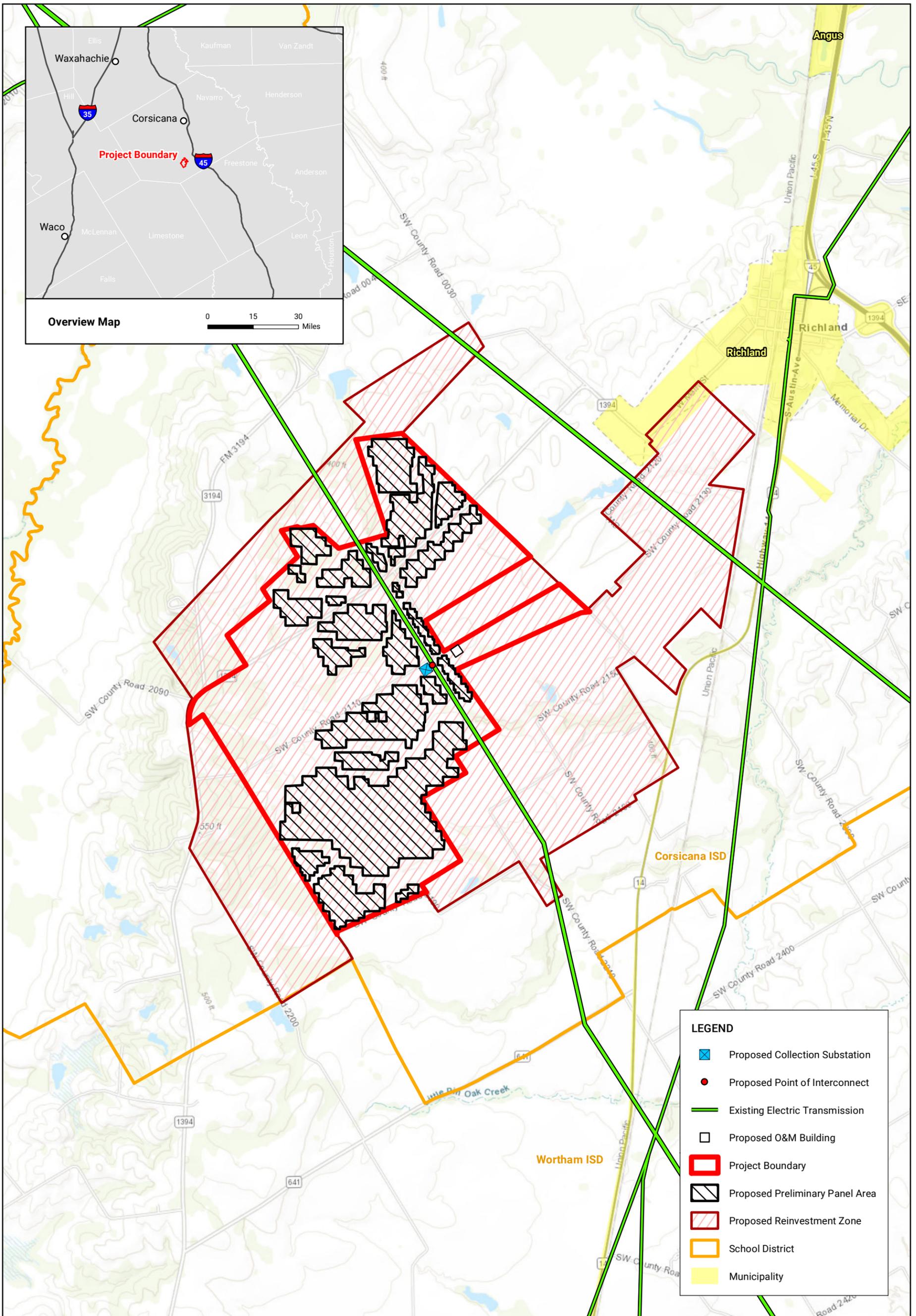
Pisgah Ridge Solar, LLC  
Chapter 313 Application to Corsicana ISD

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**CHECKLIST ITEM #11**

Maps

- A. Project boundary and project vicinity, including county and school district boundaries – Attached
- 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 - Attached
- C. Qualified property including location of new buildings or new improvements - Attached
- D. Any existing property within the project area – Attached
- E. Any facilities owned or operated by the applicant having interconnections to the proposed project – Attached
- F. Location of project, and related nearby projects within the vicinity map - Attached
- G. Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size – Attached



Overview Map

0 15 30 Miles

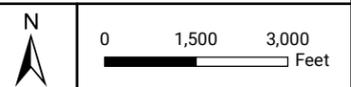
LEGEND	
	Proposed Collection Substation
	Proposed Point of Interconnect
	Existing Electric Transmission
	Proposed O&M Building
	Project Boundary
	Proposed Preliminary Panel Area
	Proposed Reinvestment Zone
	School District
	Municipality

1221 South MoPac Expressway, Suite 225  
Austin, Texas 78746 | 512-222-1125  
www.energyrenewalpartners.com



Duke Energy Renewables  
**Pisgah Ridge Solar Project**  
Project Infrastructure

Project Location: Navarro County, Texas



Prepared by: L. Kauffman Date: 2020-07-09



Pisgah Ridge Solar, LLC  
Chapter 313 Application to Corsicana ISD

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**CHECKLIST ITEM #14**

Schedules A1, A2, B, and C completed and signed Economic Impact (if applicable).

See attached.

Date 10-Jul-20  
 Applicant Name Pisgah Ridge Solar, LLC  
 ISD Name Corsicana ISD

# 1498\_Corsicana ISD\_Pisgah Ridge Solar, LLC\_Amendment 001\_7/15/2020

Form 50-296A  
 Revised February 2020

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 <b>tangible personal property</b> placed in service during this year that will become Qualified Property	New investment made during this year in <b>buildings or permanent nonremovable components of buildings</b> that will become Qualified Property	Other new investment made during this year that will <b>not</b> become Qualified Property [SEE NOTE]	Other new investment made during this year that may become Qualified Property [SEE NOTE]	<b>Total Investment</b> (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)	2021	Not eligible to become Qualified Property			[The only other investment made before filing complete application with district that may become Qualified Property is land.]	\$0
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				\$12,648,216	\$0	\$0	\$0	\$12,648,216
Complete tax years of qualifying time period	QTP1	2022 - 2023	2022	\$179,723,236	\$0	\$0	\$0	\$179,723,236
	QTP2 / LP1	2023 - 2024	2023	\$0	\$0	\$0	\$0	\$0
<b>Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]</b>				\$192,371,452	\$0	\$0	\$0	\$192,371,452
				Enter amounts from TOTAL row above in Schedule A2				
<b>Total Qualified Investment (sum of green cells)</b>				\$192,371,452				

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.

**Schedule A2: Total Investment for Economic Impact (including Qualified Property and other investments)**  
**1498\_Corsicana ISD\_Pisgah Ridge Solar, LLC\_Amendment 001\_7/15/2020**

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 <b>tangible personal property</b> placed in service during this year that will become Qualified Property	New investment made during this year in <b>buildings or permanent nonremovable components of buildings</b> 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*	--	<b>TOTALS FROM SCHEDULE A1</b>		Enter amounts from TOTAL row in Schedule A1 in the row below				
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2020-2021	2020	\$0	\$0	\$0	\$0	\$0
	Stub	2021-2022	2021	\$12,648,216	\$0	\$0	\$0	\$12,648,216
	QTP1	2022-2023	2022	\$179,723,236	\$0	\$0	\$0	\$179,723,236
Value limitation period***	QTP2 / LP1	2023-2024	2023	\$0	\$0	\$0	\$0	\$0
	2	2024-2025	2024	\$0	\$0	\$0	\$0	\$0
	3	2025-2026	2025	\$0	\$0	\$0	\$0	\$0
	4	2026-2027	2026	\$0	\$0	\$0	\$0	\$0
	5	2027-2028	2027	\$0	\$0	\$0	\$0	\$0
	6	2028-2029	2028	\$0	\$0	\$0	\$0	\$0
	7	2029-2030	2029	\$0	\$0	\$0	\$0	\$0
	8	2030-2031	2030	\$0	\$0	\$0	\$0	\$0
	9	2031-2032	2031	\$0	\$0	\$0	\$0	\$0
	10	2032-2033	2032	\$0	\$0	\$0	\$0	\$0
<b>Total investment made through limitation</b>				\$192,371,452	\$0	\$0	\$0	\$192,371,452
Continue to maintain viable presence	11	2033-2034	2033			\$0		\$0
	12	2034-2035	2034			\$0		\$0
	13	2035-2036	2035			\$0		\$0
	14	2036-2037	2036			\$0		\$0
	15	2037-2038	2037			\$0		\$0
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2038-2039	2038			\$0		\$0
	17	2039-2040	2039			\$0		\$0
	18	2040-2041	2040			\$0		\$0
	19	2041-2042	2041			\$0		\$0
	20	2042-2043	2042			\$0		\$0
	21	2043-2044	2043			\$0		\$0
	22	2044-2045	2044			\$0		\$0
	23	2045-2046	2045			\$0		\$0
	24	2046-2047	2046			\$0		\$0
	25	2047-2048	2047			\$0		\$0

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

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

**10-Jul-20**

**1498\_Corsicana ISD\_Pisgah Ridge Solar, LLC\_Amendment 001\_7/15/2020**

Applicant Name

**Pisgah Ridge Solar, LLC**

**Form 50-296A**

ISD Name

**Corsicana ISD**

*Revised February 2020*

	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Qualified Property			Estimated Taxable Value		
				Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2020-2021	2020	\$0	\$0	\$0	\$0	\$0	\$0
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	Stub	2021-2022	2021	\$0	\$0	\$0	\$0	\$0	\$0
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	QTP1	2022-2023	2022	\$0	\$0	\$12,648,216	\$12,648,216	\$12,648,216	\$12,648,216
Value Limitation Period	QTP2 / LP1	2023-2024	2023	\$0	\$0	\$179,097,822	\$179,097,822	\$179,097,822	\$30,000,000
	2	2024-2025	2024	\$0	\$0	\$164,746,911	\$164,746,911	\$164,746,911	\$30,000,000
	3	2025-2026	2025	\$0	\$0	\$149,261,010	\$149,261,010	\$149,261,010	\$30,000,000
	4	2026-2027	2026	\$0	\$0	\$132,524,693	\$132,524,693	\$132,524,693	\$30,000,000
	5	2027-2028	2027	\$0	\$0	\$114,461,014	\$114,461,014	\$114,461,014	\$30,000,000
	6	2028-2029	2028	\$0	\$0	\$94,954,549	\$94,954,549	\$94,954,549	\$30,000,000
	7	2029-2030	2029	\$0	\$0	\$73,889,875	\$73,889,875	\$73,889,875	\$30,000,000
	8	2030-2031	2030	\$0	\$0	\$51,132,332	\$51,132,332	\$51,132,332	\$30,000,000
	9	2031-2032	2031	\$0	\$0	\$35,819,564	\$35,819,564	\$35,819,564	\$30,000,000
	10	2032-2033	2032	\$0	\$0	\$35,819,564	\$35,819,564	\$35,819,564	\$30,000,000
Continue to maintain viable presence	11	2033-2034	2033	\$0	\$0	\$35,819,564	\$35,819,564	\$35,819,564	\$35,819,564
	12	2034-2035	2034	\$0	\$0	\$35,819,564	\$35,819,564	\$35,819,564	\$35,819,564
	13	2035-2036	2035	\$0	\$0	\$35,819,564	\$35,819,564	\$35,819,564	\$35,819,564
	14	2036-2037	2036	\$0	\$0	\$35,819,564	\$35,819,564	\$35,819,564	\$35,819,564
	15	2037-2038	2037	\$0	\$0	\$35,819,564	\$35,819,564	\$35,819,564	\$35,819,564
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2038-2039	2038	\$0	\$0	\$35,819,564	\$35,819,564	\$35,819,564	\$35,819,564
	17	2039-2040	2039	\$0	\$0	\$35,819,564	\$35,819,564	\$35,819,564	\$35,819,564
	18	2040-2041	2040	\$0	\$0	\$35,819,564	\$35,819,564	\$35,819,564	\$35,819,564
	19	2041-2042	2041	\$0	\$0	\$35,819,564	\$35,819,564	\$35,819,564	\$35,819,564
	20	2042-2043	2042	\$0	\$0	\$35,819,564	\$35,819,564	\$35,819,564	\$35,819,564
	21	2043-2044	2043	\$0	\$0	\$35,819,564	\$35,819,564	\$35,819,564	\$35,819,564
	22	2044-2045	2044	\$0	\$0	\$35,819,564	\$35,819,564	\$35,819,564	\$35,819,564
	23	2045-2046	2045	\$0	\$0	\$35,819,564	\$35,819,564	\$35,819,564	\$35,819,564
	24	2046-2047	2046	\$0	\$0	\$35,819,564	\$35,819,564	\$35,819,564	\$35,819,564
	25	2047-2048	2047	\$0	\$0	\$35,819,564	\$35,819,564	\$35,819,564	\$35,819,564

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.

# 1498\_Corsicana ISD\_Pisgah Ridge Solar, LLC\_Amendment 001\_7/15/2020

## Schedule C: Employment Information

**Date** 10-Jul-20  
**Applicant Name** Pisgah Ridge Solar, LLC  
**ISD Name** Corsicana ISD

**Form 50-296A**

*Revised February 2020*

	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A	Column B	Column C	Column D	Column E
				Number of Construction FTE's	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	0	0	n/a
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2021-2022	2021	250 FTE	\$50,000	0	0	n/a
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2022-2023	2022	250 FTE	\$50,000	0	0	n/a
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2023-2024	2023	0	n/a	0	1	\$49,464
	2	2024-2025	2024	0	n/a	0	1	\$49,464
	3	2025-2026	2025	0	n/a	0	1	\$49,464
	4	2026-2027	2026	0	n/a	0	1	\$49,464
	5	2027-2028	2027	0	n/a	0	1	\$49,464
	6	2028-2029	2028	0	n/a	0	1	\$49,464
	7	2029-2030	2029	0	n/a	0	1	\$49,464
	8	2030-2031	2030	0	n/a	0	1	\$49,464
	9	2031-2032	2031	0	n/a	0	1	\$49,464
	10	2032-2033	2032	0	n/a	0	1	\$49,464
Years Following Value Limitation Period	11 through 25	2033-2048	2033-2047	0	n/a	0	1	\$49,464

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



Pisgah Ridge Solar, LLC  
Chapter 313 Application to Corsicana ISD

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**CHECKLIST ITEM #16**

Description of Reinvestment or Enterprise Zone.

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

TBD – Will be submitted once created by Navarro County

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RESOLUTION NO. 2018-105

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

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

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

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

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

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

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

**SECTION 1.**

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

**SECTION 2.**

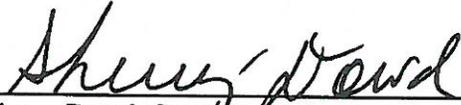
This resolution shall become effective upon passage.

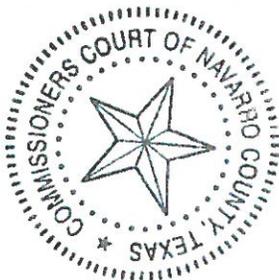
**PASSED and APPROVED** by majority vote of the Commissioners Court of Navarro County, Texas, this 22nd day of October, 2018.

**APPROVED:**

  
\_\_\_\_\_  
H.M. Davenport, Jr., County Judge

**ATTEST:**

  
\_\_\_\_\_  
Sherry Dowd, County Clerk



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**EXHIBIT A**

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

**SECTION 1. AUTHORITY, PURPOSE AND OBJECTIVES**

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

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**SECTION 2. DEFINITIONS**

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

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

### SECTION 3. REINVESTMENT ZONE DESIGNATION

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

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

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

#### SECTION 4. ABATEMENT AUTHORIZED

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

#### SECTION 5. CRITERIA FOR TAX ABATEMENT

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

- a. The project must create an investment of at least five hundred thousand dollars (\$500,000.00) in property improvements or in personal property must be made, not including purchase price of the land.
  - b. At the discretion of the Commissioners Court, a partial (investment pro-rated) tax abatement may be granted in the event the project does not create a capital investment of at least five hundred thousand dollars (\$500,000.00) in property improvements or in personal property, but other threshold requirements must be met.
  - c. The project must create at least fifteen (15) new, full time equivalent jobs (40 hours per week).
  - d. A partial (employment pro-rated) tax abatement may be granted in the event the project does not create at least fifteen (15) new, full time jobs, but other threshold requirements must be met. The partial (employment pro-rated) tax abatement shall be calculated as a ratio of actual new, full time jobs created (numerator) and the threshold employment level (fifteen [15] new jobs) (denominator), multiplied by the percentage tax abatement granted for the capital investment and the creation of fifteen (15) new jobs.
  - e. The project must obtain all required permits and meet all relevant planning and zoning requirements as applicable.
- 5.02 In addition to the minimum requirements stated above, the following subjective criteria shall be considered prior to granting any economic development incentive:
- a. Is the project consistent with the preferred development or redevelopment of the County?
  - b. What types and cost of public improvements and services (roads, bridges, etc.) will be required of the County? What types and values of public improvements, if any, will be made by the applicant?
  - c. What impact will the project have on the local consumer and business communities?
  - d. How many full time jobs directly and indirectly are created by the Company?

**SECTION 6. DISCRETION OF THE COUNTY**

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

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

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

#### SECTION 7. APPLICATION PROCEDURES

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

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

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

**SECTION 8. ABATEMENT AGREEMENT**

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

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

**SECTION 9. RECAPTURE OF TAXES AND TERMINATION OF AGREEMENT**

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

**SECTION 10. AMENDMENTS TO THESE GUIDELINES AND CRITERIA**

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

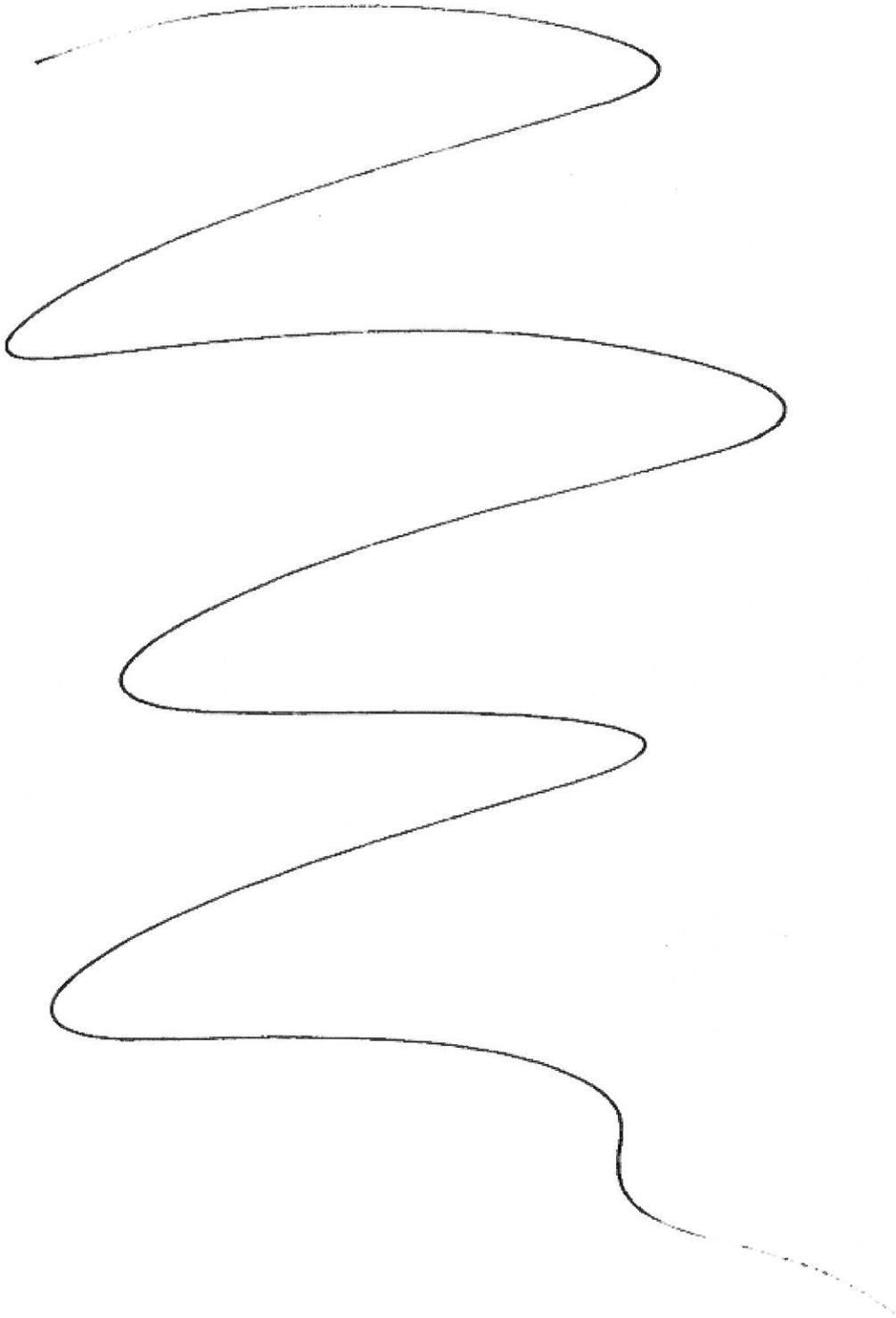
**SECTION 11. EFFECTIVE DATE**

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

1632

**EXHIBITS:**

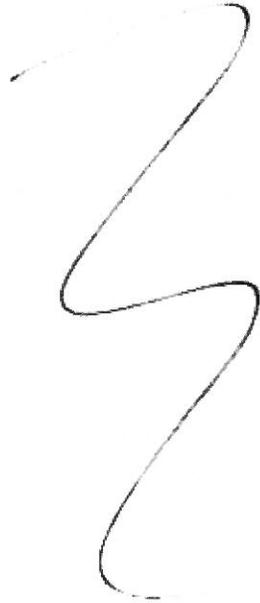
1. Application for Tax Abatement
2. Sample Environmental Compliance Letter



1637

**EXHIBIT 1 – APPLICATION FOR TAX ABATEMENT**

(Insert 2014 Application for Tax Abatement pdf)

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

1634

**EXHIBIT 2 – SAMPLE ENVIRONMENTAL COMPLIANCE LETTER**

**CORPORATION  
LETTERHEAD**

DATE

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

Dear Judge Davenport:

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

Sincerely,

(Signature block)

1635

**2018 APPLICATION FOR TAX ABATEMENT**

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

1. Date

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

Please print or type:

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

2b. If yes, when?

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

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

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

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

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

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

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

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

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

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

12. Description of real property improvements to be made:

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

Water:	
Wastewater:	
Railways:	
Natural Gas:	
Electricity:	

13. One Year Development Schedule for all improvements.

1st Quarter:	
2nd Quarter:	
3rd Quarter:	
4th Quarter:	

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

1636

**2018 APPLICATION FOR TAX ABATEMENT (Page 2)**

14. Expected impact on the Corsicana Independent School District.

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15. Expected benefit to the local economy.

--

16. Estimated annual payroll of new employees.

--

17. Description of product to be manufactured or distributed.

--

18. Expected productive life of all real property improvements.

--

19. Identification and quantity of all Pollutants and Emissions:

TYPE	QUANTITY
AIR:	
NOISE:	
SOLID WASTE:	
WASTEWATER:	

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

--

21. Project in compliance with relevant zoning requirements.

--

22. Reasonable proof of financial ability.

--

23. References from past communities, if applicable.

--

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

sign  
here >

Phone:

Date:

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

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

*For assistance in completing this form call the City of Corsicana, Texas - 903 654.4806 An Equal Opportunity Employer*

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



Pisgah Ridge Solar, LLC  
Chapter 313 Application to Corsicana ISD

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**CHECKLIST ITEM # 17**

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

Texas Comptroller of Public Accounts

Data Analysis and Transparency Form 50-296-A

SECTION 16. Authorized Signatures and Applicant Certification

After the application and schedules are complete, an authorized representative from the school district and the business should review the application documents and complete this authorization page. Attach the completed authorization page in Tab 17.

NOTE: If you amend your application, you will need to obtain new signatures and resubmit this page, Section 16, with the amendment request.

1. Authorized School District Representative Signature

I am the authorized representative for the school district to which this application is being submitted. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code.

print here

Diane Frost

Print Name (Authorized School District Representative)

Superintendent

Title

sign here

*Diane Frost*

Signature (Authorized School District Representative)

7.16.2020

Date

2. Authorized Company Representative (Applicant) Signature and Notarization

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

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

print here

Janet Bridges

Print Name (Authorized Company Representative (Applicant))

Vice President

Title

sign here

*Janet Bridges*

Signature (Authorized Company Representative (Applicant))

7/15/2020

Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

15<sup>th</sup> day of July, 2020

*Sara S. Johnson*  
Notary Public in and for the State of Texas North Carolina

My Commission expires: July 22, 2023

If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.