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GLENN HEGAR TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

P.O. Box 13528 • Austin, TX 78711-3528

October 12, 2020

Mike Kelly
Superintendent
Valley Mills Independent School District
One Eagle Way
Valley Mill, Tx 76689-0518

Re: Certificate for Limitation on Appraised Value of Property for School District Maintenance and Operations taxes by and between Valley Mills Independent School District and Angus Solar, LLC, Application 1504

Dear Superintendent Kelly:

On September 10, 2020, the Comptroller issued written notice that Angus Solar, LLC (applicant) submitted a completed application (Application 1504) for a limitation on appraised value under the provisions of Tax Code Chapter 313.[1] This application was originally submitted on April 22, 2020, to the Valley Mills Independent School District (school district) by the applicant.

This presents the results of the Comptroller's review of the application and determinations required:

1) under Section 313.025(h) to determine if the property meets the requirements of Section 313.024 for eligibility for a limitation on appraised value under Chapter 313, Subchapter C; and
2) under Section 313.025(d), to issue a certificate for a limitation on appraised value of the property and provide the certificate to the governing body of the school district or provide the governing body a written explanation of the Comptroller's decision not to issue a certificate, using the criteria set out in Section 313.026.

Determination required by 313.025(h)

Sec. 313.024(a)	Applicant is subject to tax imposed by Chapter 171.
Sec. 313.024(b)	Applicant is proposing to use the property for an eligible project.

[1] All Statutory references are to the Texas Tax Code, unless otherwise noted.

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Sec. 313.024(d)	Applicant has requested a waiver to create the required number of new qualifying jobs and pay all jobs created that are not qualifying jobs a wage that exceeds the county average weekly wage for all jobs in the county where the jobs are located.
Sec. 313.024(d-2)	Not applicable to Application 1504.

Based on the information provided by the applicant, the Comptroller has determined that the property meets the requirements of Section 313.024 for eligibility for a limitation on appraised value under Chapter 313, Subchapter C.

Certificate decision required by 313.025(d)

Determination required by 313.026(c)(1)

The Comptroller has determined that the project proposed by the applicant is reasonably likely to generate tax revenue in an amount sufficient to offset the school district's maintenance and operations *ad valorem tax* revenue lost as a result of the agreement before the 25th anniversary of the beginning of the limitation period, see Attachment B.

Determination required by 313.026(c)(2)

The Comptroller has determined that the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in this state, see Attachment C.

Based on these determinations, the Comptroller issues a certificate for a limitation on appraised value. This certificate is contingent on the school district's receipt and acceptance of the Texas Education Agency's determination per 313.025(b-1).

The Comptroller's review of the application assumes the accuracy and completeness of the statements in the application. If the application is approved by the school district, the applicant shall perform according to the provisions of the Texas Economic Development Act Agreement (Form 50-826) executed with the school district. The school district shall comply with and enforce the stipulations, provisions, terms, and conditions of the agreement, applicable Texas Administrative Code and Chapter 313, per TAC 9.1054(i)(3).

This certificate is no longer valid if the application is modified, the information presented in the application changes, or the limitation agreement does not conform to the application. Additionally, this certificate is contingent on the school district approving and executing the agreement by December 31, 2020.

Note that any building or improvement existing as of the application review start date of September 10, 2020, or any tangible personal property placed in service prior to that date may not become "Qualified Property" as defined by 313.021(2) and the Texas Administrative Code.

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Should you have any questions, please contact Will Counihan, Director, Data Analysis & Transparency, by email at will.counihan@cpa.texas.gov or by phone toll-free at 1-800-531-5441, ext. 6-0758, or at 512-936-0758.

Sincerely,

DocuSigned by:
Lisa Craven
11EA6DEF0EC441E...

Lisa Craven
Deputy Comptroller

Enclosure

cc: Will Counihan

Attachment A – Economic Impact Analysis

The following tables summarize the Comptroller's economic impact analysis of Angus Solar, LLC (project) applying to Valley Mills Independent School District (district), as required by Tax Code, 313.026 and Texas Administrative Code 9.1055(d)(2).

Table 1 is a summary of investment, employment and tax impact of Angus Solar, LLC.

Applicant	Angus Solar, LLC
Tax Code, 313.024 Eligibility Category	Renewable Energy Electric Power
School District	Valley Mills ISD
2018-2019 Average Daily Attendance	598
County	Bosque
Proposed Total Investment in District	$110,000,000
Proposed Qualified Investment	$110,000,000
Limitation Amount	$20,000,000
Qualifying Time Period (Full Years)	2021-2022
Number of new qualifying jobs committed to by applicant	1*
Number of new non-qualifying jobs estimated by applicant	0
Average weekly wage of qualifying jobs committed to by applicant	$986
Minimum weekly wage required for each qualifying job by Tax Code, 313.021(5)(B)	$999
Minimum annual wage committed to by applicant for qualified jobs	$51,275
Minimum weekly wage required for non-qualifying jobs	$801.50
Minimum annual wage required for non-qualifying jobs	$41,678
Investment per Qualifying Job	$110,000,000
Estimated M&O levy without any limit (15 years)	$7,603,026
Estimated M&O levy with Limitation (15 years)	$3,316,857
Estimated gross M&O tax benefit (15 years)	$4,286,169

** Applicant is requesting district to waive requirement to create minimum number of qualifying jobs pursuant to Tax Code, 313.025 (f-1).*

Table 2 is the estimated statewide economic impact of Angus Solar, LLC (modeled).

	Employment			Personal Income		
Year	Direct	Indirect + Induced	Total	Direct	Indirect + Induced	Total
2021	125	136	261	$4,375,000	$13,625,000	$18,000,000
2022	125	141	266	$4,375,000	$15,625,000	$20,000,000
2023	1	17	18	$51,275	$3,948,725	$4,000,000
2024	1	8	9	$51,275	$2,948,725	$3,000,000
2025	1	(1)	0	$51,275	$948,725	$1,000,000
2026	1	(5)	-4	$51,275	$948,725	$1,000,000
2027	1	(6)	-5	$51,275	-$51,275	$0
2028	1	(5)	-4	$51,275	-$51,275	$0
2029	1	(3)	-2	$51,275	-$51,275	$0
2030	1	(2)	-1	$51,275	-$51,275	$0
2031	1	0	1	$51,275	-$51,275	$0
2032	1	2	3	$51,275	$948,725	$1,000,000
2033	1	3	4	$51,275	$948,725	$1,000,000
2034	1	4	5	$51,275	$948,725	$1,000,000
2035	1	4	5	$51,275	$948,725	$1,000,000
2036	1	4	5	$51,275	$948,725	$1,000,000

Source: CPA REMI, Angus Solar, LLC

Table 3 examines the estimated direct impact on ad valorem taxes to the region if all taxes are assessed.

Year	Estimated Taxable Value for I&S	Estimated Taxable Value for M&O		Valley Mills ISD I&S Tax Levy	Valley Mills M&O Tax Levy	Valley Mills ISD M&O and I&S Tax Levies	Bosque County Tax Levy	Bosque County Hospital Tax Levy	Cons Groundwater Tax Levy	Emergency Services District Tax Levy	Estimated Total Property Taxes
			Tax Rate*	**0.3832**	**0.9700**		**0.5182**	**0.1500**	**0.0094**	**0.0431**	
2022	$27,500,000	$27,500,000		$105,383	$266,750	$372,133	$142,505	$41,250	$2,585	$11,853	$570,325
2023	$101,200,000	$101,200,000		$387,809	$981,640	$1,369,449	$524,418	$151,800	$9,513	$43,617	$2,098,797
2024	$98,406,000	$98,406,000		$377,102	$954,538	$1,331,640	$509,940	$147,609	$9,250	$42,413	$2,040,852
2025	$90,789,600	$90,789,600		$347,915	$880,659	$1,228,574	$470,472	$136,184	$8,534	$39,130	$1,882,895
2026	$79,374,900	$79,374,900		$304,173	$769,937	$1,074,109	$411,321	$119,062	$7,461	$34,211	$1,646,164
2027	$69,350,600	$69,350,600		$265,758	$672,701	$938,459	$359,375	$104,026	$6,519	$29,890	$1,438,269
2028	$59,343,900	$59,343,900		$227,412	$575,636	$803,048	$307,520	$89,016	$5,578	$25,577	$1,230,739
2029	$47,619,000	$47,619,000		$182,481	$461,904	$644,385	$246,762	$71,429	$4,476	$20,524	$987,575
2030	$37,686,000	$37,686,000		$144,417	$365,554	$509,971	$195,289	$56,529	$3,542	$16,243	$781,574
2031	$31,099,200	$31,099,200		$119,175	$301,662	$420,837	$161,156	$46,649	$2,923	$13,404	$644,969
2032	$27,003,900	$27,003,900		$103,482	$261,938	$365,419	$139,934	$40,506	$2,538	$11,639	$560,037
2033	$26,444,000	$26,444,000		$101,336	$256,507	$357,843	$137,033	$39,666	$2,486	$11,397	$548,425
2034	$22,000,000	$22,000,000		$84,306	$213,400	$297,706	$114,004	$33,000	$2,068	$9,482	$456,260
2035	$22,000,000	$22,000,000		$84,306	$213,400	$297,706	$114,004	$33,000	$2,068	$9,482	$456,260
2036	$22,000,000	$22,000,000		$84,306	$213,400	$297,706	$114,004	$33,000	$2,068	$9,482	$456,260
2037	$22,000,000	$22,000,000		$84,306	$213,400	$297,706	$114,004	$33,000	$2,068	$9,482	$456,260
			Total	**$3,003,666**	**$7,603,026**	**$10,606,691**	**$4,061,740**	**$1,175,726**	**$73,679**	**$337,825**	**$16,255,661**

Source: CPA, Angus Solar, LLC
*Tax Rate per $100 Valuation

Table 4 examines the estimated direct impact on ad valorem taxes to the school district and Bosque County, with all property tax incentives sought being granted using estimated market value from the application. The project has applied for a value limitation under Chapter 313, Tax Code and tax abatement with the county.

The difference noted in the last line is the difference between the totals in Table 3 and Table 4.

Year	Estimated Taxable Value for I&S	Estimated Taxable Value for M&O		Valley Mills ISD I&S Tax Levy	Valley Mills M&O Tax Levy	Valley Mills ISD M&O and I&S Tax Levies	Bosque County Tax Levy	Bosque County Hospital Tax Levy	Cons Groundwater Tax Levy	Emergency Services District Tax Levy	Estimated Total Property Taxes
			Tax Rate*	**0.3832**	**0.9700**		**0.5182**	**0.1500**	**0.0094**	**0.0431**	
2022	$27,500,000	$27,500,000		$105,383	$266,750	$372,133	$42,752	$41,250	$2,585	$11,853	$470,572
2023	$101,200,000	$20,000,000		$387,809	$194,000	$581,809	$157,326	$151,800	$9,513	$43,617	$944,064
2024	$98,406,000	$20,000,000		$377,102	$194,000	$571,102	$152,982	$147,609	$9,250	$42,413	$923,356
2025	$90,789,600	$20,000,000		$347,915	$194,000	$541,915	$141,142	$136,184	$8,534	$39,130	$866,905
2026	$79,374,900	$20,000,000		$304,173	$194,000	$498,173	$123,396	$119,062	$7,461	$34,211	$782,303
2027	$69,350,600	$20,000,000		$265,758	$194,000	$459,758	$359,375	$104,026	$6,519	$29,890	$959,568
2028	$59,343,900	$20,000,000		$227,412	$194,000	$421,412	$307,520	$89,016	$5,578	$25,577	$849,103
2029	$47,619,000	$20,000,000		$182,481	$194,000	$376,481	$246,762	$71,429	$4,476	$20,524	$719,671
2030	$37,686,000	$20,000,000		$144,417	$194,000	$338,417	$195,289	$56,529	$3,542	$16,243	$610,020
2031	$31,099,200	$20,000,000		$119,175	$194,000	$313,175	$161,156	$46,649	$2,923	$13,404	$537,307
2032	$27,003,900	$20,000,000		$103,482	$194,000	$297,482	$139,934	$40,506	$2,538	$11,639	$492,099
2033	$26,444,000	$26,444,000		$101,336	$256,507	$357,843	$137,033	$39,666	$2,486	$11,397	$548,425
2034	$22,000,000	$22,000,000		$84,306	$213,400	$297,706	$114,004	$33,000	$2,068	$9,482	$456,260
2035	$22,000,000	$22,000,000		$84,306	$213,400	$297,706	$114,004	$33,000	$2,068	$9,482	$456,260
2036	$22,000,000	$22,000,000		$84,306	$213,400	$297,706	$114,004	$33,000	$2,068	$9,482	$456,260
2037	$22,000,000	$22,000,000		$84,306	$213,400	$297,706	$114,004	$33,000	$2,068	$9,482	$456,260
			Total	**$3,003,666**	**$3,316,857**	**$6,320,522**	**$2,620,681**	**$1,175,726**	**$73,679**	**$337,825**	**$10,528,433**
			Diff	**$0**	**$4,286,169**	**$4,286,169**	**$1,441,059**	**$0**	**$0**	**$0**	**$5,727,228**
Assumes School Value Limitation and Tax Abatements with the County.											

Source: CPA, Angus Solar, LLC
*Tax Rate per $100 Valuation

Disclaimer: This examination is based on information from the application submitted to the school district and forwarded to the comptroller. It is intended to meet the statutory requirement of Chapter 313 of the Tax Code and is not intended for any other purpose.

Attachment B – Tax Revenue before 25th Anniversary of Limitation Start

This represents the Comptroller's determination that Angus Solar, LLC (project) is reasonably likely to generate, before the 25th anniversary of the beginning of the limitation period, tax revenue in an amount sufficient to offset the school district maintenance and operations ad valorem tax revenue lost as a result of the agreement. This evaluation is based on an analysis of the estimated M&O portion of the school district property tax levy directly related to this project, using estimated taxable values provided in the application.

	Tax Year	Estimated ISD M&O Tax Levy Generated (Annual)	Estimated ISD M&O Tax Levy Generated (Cumulative)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Annual)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Cumulative)
Limitation Pre-Years	2020	$0	$0	$0	$0
	2021	$0	$0	$0	$0
	2022	$266,750	$266,750	$0	$0
Limitation Period (10 Years)	2023	$194,000	$460,750	$787,640	$787,640
	2024	$194,000	$654,750	$760,538	$1,548,178
	2025	$194,000	$848,750	$686,659	$2,234,837
	2026	$194,000	$1,042,750	$575,937	$2,810,774
	2027	$194,000	$1,236,750	$478,701	$3,289,475
	2028	$194,000	$1,430,750	$381,636	$3,671,111
	2029	$194,000	$1,624,750	$267,904	$3,939,015
	2030	$194,000	$1,818,750	$171,554	$4,110,569
	2031	$194,000	$2,012,750	$107,662	$4,218,231
	2032	$194,000	$2,206,750	$67,938	$4,286,169
Maintain Viable Presence (5 Years)	2033	$256,507	$2,463,257	$0	$4,286,169
	2034	$213,400	$2,676,657	$0	$4,286,169
	2035	$213,400	$2,890,057	$0	$4,286,169
	2036	$213,400	$3,103,457	$0	$4,286,169
	2037	$213,400	$3,316,857	$0	$4,286,169
Additional Years as Required by 313.026(c)(1) (10 Years)	2038	$213,400	$3,530,257	$0	$4,286,169
	2039	$216,388	$3,746,644	$0	$4,286,169
	2040	$217,775	$3,964,419	$0	$4,286,169
	2041	$219,578	$4,183,997	$0	$4,286,169
	2042	$223,462	$4,407,459	$0	$4,286,169
	2043	$224,155	$4,631,614	$0	$4,286,169
	2044	$226,097	$4,857,712	$0	$4,286,169
	2045	$229,842	$5,087,554	$0	$4,286,169
	2046	$233,310	$5,320,864	$0	$4,286,169
	2047	$241,633	$5,562,497	$0	$4,286,169
		$5,562,497	is greater than	**$4,286,169**	

Analysis Summary	
Is the project reasonably likely to generate tax revenue in an amount sufficient to offset the M&O levy loss as a result of the limitation agreement?	Yes

Source: CPA, Angus Solar, LLC

Disclaimer: This examination is based on information from the application submitted to the school district and forwarded to the comptroller. It is intended to meet the statutory requirement of Chapter 313 of the Tax Code and is not intended for any other purpose.

Attachment C – Limitation as a Determining Factor

Tax Code 313.026 states that the Comptroller may not issue a certificate for a limitation on appraised value under this chapter for property described in an application unless the comptroller determines that "the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in this state." This represents the basis for the Comptroller's determination.

Methodology

Texas Administrative Code 9.1055(d) states the Comptroller shall review any information available to the Comptroller including:

- the application, including the responses to the questions in Section 8 (Limitation as a Determining Factor);
- public documents or statements by the applicant concerning business operations or site location issues or in which the applicant is a subject;
- statements by officials of the applicant, public documents or statements by governmental or industry officials concerning business operations or site location issues;
- existing investment and operations at or near the site or in the state that may impact the proposed project;
- announced real estate transactions, utility records, permit requests, industry publications or other sources that may provide information helpful in making the determination; and
- market information, raw materials or other production inputs, availability, existing facility locations, committed incentives, infrastructure issues, utility issues, location of buyers, nature of market, supply chains, other known sites under consideration.

Determination

The Comptroller **has determined** that the limitation on appraised value is a determining factor in the Angus Solar, LLC's decision to invest capital and construct the project in this state. This is based on information available, including information provided by the applicant. Specifically, the comptroller notes the following:

- Per Angus Solar, LLC in Tab 5 of their Application for a Limitation on Appraised Value:
  - A. "Tax incentives play a vital role in the development of any renewable project, particularly one of this magnitude. The Chapter 313 value limitation incentive, in particular, is considered an important piece that can contribute to the viability, marketability, and success of the project."
  - B. "The value limitation incentive plays a significant function in the decision to invest capital for this project as it is considered essential to the overall economic analysis. Without the value limitation, the project would be considered unmarketable and capital investment would be redeployed."
  - C. "The decision to invest capital for Project Angus is still on-going and therefore the opportunity to consider capital investment for alternative locations is still available. Locations in North Carolina, Pennsylvania, Colorado, and New Mexico are being considered as potential alternative sites for this project."
- Comptroller Research
  - A. On July 30, 2019 it was reported by KWBU that Nicko Keene, a Cypress Creek representative, stated, "Texas is an attractive market for solar for a number of reasons. Purely from development standpoint there's not too many barriers to entry. You know typically there aren't the zoning laws you would have in some other states like North Carolina or Illinois or New York. Texas is a liquid market where there are a lot of buyers and sellers of electricity, which is a recipe for an attractive place to develop."
- Provided by Applicant
  - A. The Project applied to ERCOT and the IGNR number is 20INR0035, it was assigned November 2017.

Supporting Information

a) Section 8 of the Application for a Limitation on Appraised Value
b) Attachments provided in Tab 5 of the Application for a Limitation on Appraised Value
c) Additional information provided by the Applicant or located by the Comptroller

Disclaimer: This examination is based on information from the application submitted to the school district and forwarded to the comptroller. It is intended to meet the statutory requirement of Chapter 313 of the Tax Code and is not intended for any other purpose.

Supporting Information

Section 8 of the Application for a Limitation on Appraised Value

SECTION 5: Applicant Business Structure *(continued)*

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

Angus Solar LLC

2c. List the Reporting Entity Taxpayer Number

32056257721

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

SECTION 6: Eligibility Under Tax Code Chapter 313.024

1. Are you an entity subject to the tax under Tax Code, Chapter 171? ☑ Yes ☐ No
2. The property will be used for one of the following activities:
   - (1) manufacturing ☐ Yes ☑ No
   - (2) research and development ☐ Yes ☑ No
   - (3) a clean coal project, as defined by Section 5.001, Water Code ☐ Yes ☑ No
   - (4) an advanced clean energy project, as defined by Section 382.003, Health and Safety Code ☐ Yes ☑ No
   - (5) renewable energy electric generation ☑ Yes ☐ No
   - (6) electric power generation using integrated gasification combined cycle technology ☐ Yes ☑ No
   - (7) nuclear electric power generation ☐ Yes ☑ No
   - (8) a computer center that is used as an integral part or as a necessary auxiliary part for the activity conducted by applicant in one or more activities described by Subdivisions (1) through (7) ☐ Yes ☑ No
   - (9) a Texas Priority Project, as defined by 313.024(e)(7) and TAC 9.1051* ☐ Yes ☑ No
3. Are you requesting that any of the land be classified as qualified investment? ☐ Yes ☑ No
4. Will any of the proposed qualified investment be leased under a capitalized lease? ☐ Yes ☑ No
5. Will any of the proposed qualified investment be leased under an operating lease? ☐ Yes ☑ No
6. Are you including property that is owned by a person other than the applicant? ☐ Yes ☑ No
7. Will any property be pooled or proposed to be pooled with property owned by the applicant in determining the amount of your qualified investment? ☐ Yes ☑ No

*__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

Supporting Information

Attachments provided in Tab 5 of the Application for a Limitation on Appraised Value

TAB 05 - LIMITATION AS A DETERMINING FACTOR:

Cypress Creek Renewables LLC (CCR) is a leader in developing and operating local, community-based solar projects in the United States. With unmatched experience, CCR has cultivated a proven and repeatable model for implementing small to large utility scale solar energy projects which are strategically located to yield optimal generation. Currently, CCR has over 3.0 gigawatts of production capacity deployed or in development throughout the United States. These attributes provide excellent flexibility and numerous opportunities for capital investment in a variety of competing geographical regions with budding solar energy markets that offer competitive incentives.

The decision to invest capital for Project Angus is still on-going and therefore the opportunity to consider capital investment for alternative locations is still available. Locations in North Carolina, Pennsylvania, Colorado, and New Mexico are being considered as potential alternative sites for this project. When considering the implementation of a project, CCR considers all factors directly affecting the return on investment. A substantial portion of internal analyses focuses on the considerable Texas property tax burden.

Tax incentives play a vital role in the development of any renewable project, particularly one of this magnitude. The Chapter 313 value limitation incentive, in particular, is considered an important piece that can contribute to the viability, marketability, and success of the project. Critical project economics specific to this project are:

- Texas' historically low power prices have become a hindrance despite the decline of solar build costs.
- Additional challenges and costs related to the construction on the land within the proposed designated area.
- High property tax rates.

In light of these obstacles, the value limitation incentive plays a significant function in the decision to invest capital for this project as it is considered essential to the overall economic analysis. Without the value limitation, the project would be considered unmarketable and capital investment would be redeployed.

Currently, CCR has plans to pursue local and state regulatory permits and local tax incentive agreements, when appropriate.

Supporting Information

Additional information provided by the Applicant or located by the Comptroller

Robinson Gets First Solar Farm, Other Renewable Energy Companies Take Interest In Central Texas

By KATELEIGH MILLS (/PEOPLE/KATELEIGH-MILLS) • JUL 30, 2019

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Workers test solar panels in Robinson's first solar farm off Greig Ave.

(KATELEIGH MILLS/KWBU RADIO)

A solar farm in Robinson may soon be online as construction is scheduled to be completed this fall.

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Robinson Gets First Solar Farm | July 30, 2019 8:00 a.m.

Solar panels line up in diagonal and horizontal rows in what until recently was pastureland. The panels are mounted on thick poles, so they can rotate along with the Sun's movement.

This project is Robinson's first solar farm. The city partnered Cypress Creek Renewables to designate building a more than 50-acre solar farm off Greig Avenue.

"Being our first we're sending a signal that we're open for business for other companies to come to Robinson," Jimmy Rogers, city councilman of Robinson, said.

Rogers said the project first came across his desk when Precinct 1 County Commissioner Kelly Snell asked if there was any land in town that was close to a substation.

"I suggested a few and he made some contacts and got the two together – the property owner and the solar company together," Rogers said.

He said it went quiet for a couple months until Cypress Creek Renewables approached Robinson City Council about zoning requests and tax abatements.

The City of Robinson and McLennan County ended up working with the company to provide an initial 55-percent tax abatement, which allows the property tax to be reduced for about a 5-year period.

"Each year that changes, that will help offset some of the costs that the solar farm has to incur due to property taxes and just helps with the economics of bringing a new technology," Rogers said.

He said rezoning the land from agricultural to commercial will increase the revenue brought in from the property over time.

"So we don't necessarily spend any money up front, but we're not going to collect as much until the abatement period is over and then we'll be collecting at the full tax rate," Rogers said.

Although revenue will increase from rezoning the property, the solar farm won't bring a large number of jobs to the area.

When deciding on whether to enter into an abatement, Rogers said the council have to meet certain criterion in order to agree - and jobs are a big factor. He said there was a lot of discussion on the abatement because the solar farm will only bring a handful of people to manage the site.

"This is not just about Robinson, this is about our environment and helping grow a market for clean energy and I felt that it had a little bit more of a larger cause than jobs," Rogers said.

Rogers said they want to attract businesses that are going to bring an increase in property values, sales tax rebates and jobs to the community. The solar farm will be close to an industrial park, which might encourage other companies to put down roots in Robinson.

Snell said the project in Robinson was initially slated for Moody, but the site's substation took too much money to improve.

"So the next place in my precinct that we found one was in Robinson and that substation had to have some upgrades but not where it was detrimental to the project where it wouldn't work," Snell said.

The solar farm is the second in Snell's precinct. The other is in Bruceville-Eddy which has a 10-megawatt capacity, double the size of the Robinson project.

"And the nice thing about a solar farm is, is that's renewable energy that is peak in the day time when all the air conditioners are running, and so it helps with your brownouts and your black outs," Snell said.

Nicko Keene is a senior developer with Cypress Creek Renewables, which has been expanding their projects in Texas for over 4 years.

He said the company typically starts working with local utilities to find spots to interconnect into the distribution grid.

Keene said because McLennan County helped develop the Bruceville-Eddy solar farm they wanted to work again with county and city leaders for the Robinson project. The Bruceville-Eddy solar farm also received a tax abatement from McLennan County.

"It provides a stable source of tax income for the county for the life of the project and provides the project with a small amount of tax relief in the early years," Keene said.

Cypress Creek has about 20 operational projects delivering power into the grid in Texas and about 10 transition projects that are in various stages of development.

Keene said the solar farm in Robinson will be able to power about 640 homes. The product in Bruceville-Eddy will be sold through NRG Energy which is headquarted in Houston. The contract for Robinson has yet to be announced.

Keene said Texas is an attractive market for solar for a number of reasons.

"Purely from a development standpoint there's not too many barriers to entry," Keene said. "You know typically there aren't the zoning laws you would have in some other states like North Carolina or Illinois or New York. "

Keene also said Texas is a liquid market where there are a lot of buyers and sellers of electricity, which he said is a recipe for an attractive place to develop.

Solar isn't the only clean energy source coming to McLennan County.

McLennan County Commissioners approved tax breaks (https://www.wacotrib.com/news/business/wind-farm-gets-tax-break-from-county/article_d50e298f-80d9-5887-a6df-1fac3189521b.html) for a $330 million dollar wind farm in both McLennan and Limestone counties with project developer Engie North America. The wind farm abatement deal will last 10 years.

Commissioner Snell said there is also a separate company looking to build a third solar farm in County Precinct 4 that will be in both McLennan and Bosque Counties.

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Comptroller Questions (via email on September 30, 2020):

1. Is Angus Solar, LLC currently known by any other project names?
2. Please also list any other names by which this project may have been known in the past--in media reports, investor presentations, or any listings with any federal or state agency.
3. Has this project applied to ERCOT at this time? If so, please provide the project's IGNR number and when was it assigned.

Applicant Response (via email on September 30, 2020):

1. No.
2. No other names have been used.
3. 20INR0035, assigned November 2017.