WALSH GALLEGOS
TREVIÑO RUSSO & KYLE P.C.

September 25, 2020

Mr. John Villarreal
Chapter 313 Manager
Local Government Assistance and
Economic Development Division
Texas Comptroller of Public Accounts
111 E. 17th Street
Austin, Texas 78774

VIA E-MAIL DELIVERY:
John.Villarreal@cpa.texas.gov
Ch313.apps@cpa.texas.gov

Re: Stockdale Independent School District ("District") / Tax Limitation Agreement: 247CT 8me, LLC ("Applicant")

Dear Mr. Villarreal:

Pursuant to Tax Code §313.025(b) and 34 TAC Rules §9.1053(a)(2) and 9.1054(c), attached is one (1) copy of the Application for Appraised Value Limitation on Qualified Property ("Application"), including schedules in Excel format, submitted to the Stockdale Independent District by 247CT 8me, LLC for public posting.

The Application was received on September 14, 2020. The Board of Trustees of the District elected to consider the application on September 14, 2020. The District determined the Application was complete on September 18, 2020.

The District requests that the Comptroller provide an economic impact evaluation. By copy of this letter, we are notifying the Applicant that the District has submitted the Application to the Comptroller and to the Wilson County Appraisal District.

Please call if you have any questions.

Sincerely,

EDDY HERNANDEZ PEREZ

EHP/arm
Enclosures

Oak Park, 1020 N.E. Loop 410, Suite 450, San Antonio, Texas 78209 | MAIL: P.O. Box 460606, San Antonio, Texas, 78246
T: 210.979.6633 | F: 210.979.7024 | www.WalshGallegos.com

cc: Mr. Daniel Fuller, Superintendent of Schools
Stockdale Independent School District
503 South Fourth Street
Stockdale, Texas 78130
(Via Certified Mail No. 7020 0640 0000 5010 0625; Return Receipt Requested)

Mr. John Grey
Moak, Casey & Associates
901 S. Mopac Expressway
Building III, Suite 310
Austin, Texas 78746
(Via Certified Mail No. 7017 2620 0000 2496 9988; Return Receipt Requested)

Mr. Joshua Goldstein
8minute Solar Energy, LLC
250 Sutter Street, Suite 600
San Francisco, CA 94108
(Via Certified Mail No. 7017 2620 0000 2496 9438; Return Receipt Requested)

Mr. Mike Fry
Director
KE Andrews
1900 Dalrock Road
Rowlett, Texas 75088
(Via Certified Mail No. 7017 2620 0000 2496 9445; Return Receipt Requested)

Wilson County Appraisal District *(Via U.S. Postal Service Delivery)*
1611 Railroad Street
Floresville, Texas 78114

September 10, 2020

Stockdale Independent School District
ATT: Superintendent Daniel Fuller
503 South Fourth Street
Stockdale, Texas 78160

RE: 247CT 8me LLC Application for Appraised Value Limitation on Qualified Property

Superintendent Fuller:

In accordance with Section 313 of the Texas Property Tax Code, please find attached an application for an appraised value limitation on qualified property between 247CT 8me LLC and Stockdale Independent School District.

247CT 8me LLC is a 125 MW/AC solar energy generation project. The facility will be located within a proposed reinvestment zone in eastern Wilson County and Stockdale Independent School District.

Enclosed are additional details and further information regarding the description, location, qualified investment, and job creation associated with the development of 247CT 8me LLC

If you have any questions or would like to request further information, please do not hesitate to contact us.

Please note: The IGNR# for this project is 23INR0027, and this number was assigned on March 7, 2020.

Sincerely,

Mike Fry

Mike Fry-Director, Energy Services
mfry@keatax.com

KEANDREWS
VALUATION • TAX • SOLUTIONS

247CT 8me LLC

Application for Appraised Value Limitation on Qualified Property with Stockdale Independent School District

AUSTIN • DALLAS • DENVER

1900 DALROCK ROAD • ROWLETT, TX 75088 • T (469) 298-1594 • F (469) 298-1595 • keatax.com

Tab 1: Pages 1 through 11 of Application

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

September 14, 2020
Date Application Received by District

Daniel
First Name

Fuller
Last Name

Superintendent
Title

Stockdale ISD
School District Name

503 South Fourth Street, Stockdale, TX 78130
Street Address

503 South Fourth Street
Mailing Address

Stockdale
City

TX
State

78160
ZIP

830-996-3551
Phone Number

N/A
Fax Number

N/A
Mobile Number (optional)

daniel.fuller@stockdaleisd.org
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: Eddy
Last Name: Perez
Title: Associate
Firm Name: Walsh Gallegos Trevino Russo & Kyle P.C.
Phone Number: 210-979-6633
Fax Number: 210-979-7024
Mobile Number (optional): N/A
Email Address: eperez@wabsa.com

4. On what date did the district determine this application complete? ..... September 18, 2020

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

SECTION 2: Applicant Information

1. Authorized Company Representative *(Applicant)*

First Name: Joshua
Last Name: Goldstein
Title: COO
Organization: 8minute Solar Energy LLC
Street Address: 250 Sutter Street, Suite 600, San Francisco, CA
Mailing Address: 250 Sutter Street, Suite 600
City: San Francisco
State: CA
ZIP: 94108
Phone Number: 323-525-0900
Fax Number: 310-970-4068
Mobile Number (optional): N/A
Business Email Address: jgoldstein@8minute.com

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: Afton
Last Name: Kolbe
Title: Director, Development
Organization: 8minute Solar Energy LLC
Street Address: 9600 Great Hills Trail Suite 130E Austin, TX 78759
Mailing Address: 9600 Great Hills Trail Suite 130E
City: Austin
State: TX
ZIP: 78759
Phone Number: 309-255-2843
Fax Number: N/A
Mobile Number (optional): N/A
Business Email Address: akolbe@8minute.com

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: Mike
Last Name: Fry
Title: Director
Firm Name: KE Andrews
Phone Number: 469-298-1618
Fax Number: 469-298-1617
Business Email Address: mfry@keatax.com

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: $75,000
Transaction Type: Wire
Payor: 8minute Solar Energy, LLC
Payee: Stockdale ISD
Date transaction was processed: September 11, 2020

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? 247CT 8me LLC
2. List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) 32072858064
3. Parent Company Name 8minute Solar Energy
4. Parent Company Tax ID 32059188972
5. List the NAICS code 221114
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

Application # not assigned yet; Nixon-Smiley ISD; 2023

SECTION 5: Applicant Business Structure

1. Identify Business Organization of Applicant (corporation, limited liability corporation, etc) LLC
2. Is applicant a combined group, or comprised of members of a combined group, as defined by Tax Code §171.0001(7)? ☐ Yes ☑ No

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

SECTION 5: Applicant Business Structure *(continued)*

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

247CT 8me LLC

2c. List the Reporting Entity Taxpayer Number

32072858064

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

SECTION 8: Limitation as Determining Factor

1. Does the applicant currently own the land on which the proposed project will occur? ☐ Yes ☑ No
2. Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project? ☐ Yes ☑ No
3. Does the applicant have current business activities at the location where the proposed project will occur? ☐ Yes ☑ No
4. Has the applicant made public statements in SEC filings or other documents regarding its intentions regarding the proposed project location? ☐ Yes ☑ No
5. Has the applicant received any local or state permits for activities on the proposed project site? ☐ Yes ☑ No
6. Has the applicant received commitments for state or local incentives for activities at the proposed project site? ☐ Yes ☑ No
7. Is the applicant evaluating other locations not in Texas for the proposed project? ☑ Yes ☐ No
8. Has the applicant provided capital investment or return on investment information for the proposed project in comparison with other alternative investment opportunities? ☐ Yes ☑ No
9. Has the applicant provided information related to the applicant's inputs, transportation and markets for the proposed project? ☐ Yes ☑ No
10. Are you submitting information to assist in the determination as to whether the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in Texas? ☑ Yes ☐ No

Chapter 313.026(e) states "the applicant may submit information to the Comptroller that would provide a basis for an affirmative determination under Subsection (c)(2)." If you answered "yes" to any of the questions in Section 8, attach supporting information in Tab 5.

SECTION 9: Projected Timeline

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

1. Estimated school board ratification of final agreement: February 1, 2021
2. Estimated commencement of construction: December 1, 2021
3. Beginning of qualifying time period (MM/DD/YYYY): January 2, 2021
4. First year of limitation (MM/DD/YYYY): January 1, 2024

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: June 1, 2023

SECTION 10: The Property

1. Identify county or counties in which the proposed project will be located: Wilson County
2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property: Wilson CAD
3. Will this CAD be acting on behalf of another CAD to appraise this property? ☐ Yes ☑ No
4. List all taxing entities that have jurisdiction for the property, the portion of project within each entity and tax rates for each entity:

M&O (ISD): Stockdale ISD, .9664; 100% (Name, tax rate and percent of project)

I&S (ISD): Stockdale ISD, .4069; 100% (Name, tax rate and percent of project)

County: Wilson .4851; 100% (Name, tax rate and percent of project)

City: N/A (Name, tax rate and percent of project)

Hospital District: N/A (Name, tax rate and percent of project)

Water District: Evergreen Water, .005380; 100% (Name, tax rate and percent of project)

Other (describe): ESD #3, .1; 100% (Name, tax rate and percent of project)

Other (describe): San Antonio River Authority, .018580; 100% (Name, tax rate and percent of project)

SECTION 10: The Property *(continued)*

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

County: Abatement, 75%; 2024-2033
(Incentive type, percentage, start and end year)

City: N/A
(Incentive type, percentage, start and end year)

Hospital District: N/A
(Incentive type, percentage, start and end year)

Water District: N/A
(Incentive type, percentage, start and end yeart)

Other (describe): N/A
(Incentive type, percentage, start and end year)

Other (describe): N/A
(Incentive type, percentage, start and end year)

6. Is the project located entirely within the ISD listed in Section 1? ..... ☐ Yes ☑ No

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

7. Did you receive a determination from the Texas Economic Development and Tourism Office that this proposed project and at least one other project seeking a limitation agreement constitute a single unified project (SUP), as allowed in §313.024(d-2)? ..... ☐ Yes ☑ No

   7a. If yes, attach in **Tab 6** supporting documentation from the Office of the Governor.

SECTION 11: Texas Tax Code 313.021(1) Qualified Investment

NOTE: The minimum amount of qualified investment required to qualify for an appraised value limitation and the minimum amount of appraised value limitation vary depending on whether the school district is classified as Subchapter B or Subchapter C, and the taxable value of the property within the school district. For assistance in determining estimates of these minimums, access the Comptroller's website at comptroller.texas.gov/economy/local/ch313/.

1. At the time of application, what is the estimated minimum qualified investment required for this school district? 40000000

2. What is the amount of appraised value limitation for which you are applying? 40000000

   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).

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

2. Is the land upon which the new buildings or new improvements will be built part of the qualified property described by §313.021(2)(A)? ..... ☐ Yes ☑ No

   2a. If yes, attach complete documentation including:
   - a. legal description of the land (**Tab 9**);
   - b. each existing appraisal parcel number of the land on which the new improvements will be constructed, regardless of whether or not all of the land described in the current parcel will become qualified property (**Tab 9**);
   - c. owner (**Tab 9**);
   - d. the current taxable value of the land, attach estimate if land is part of larger parcel (**Tab 9**); and
   - e. a detailed map showing the location of the land with vicinity map (**Tab 11**).

3. Is the land on which you propose new construction or new improvements currently located in an area designated as a reinvestment zone under Tax Code Chapter 311 or 312 or as an enterprise zone under Government Code Chapter 2303? ..... ☐ Yes ☑ No

   3a. If yes, attach the applicable supporting documentation:
   - a. evidence that the area qualifies as a enterprise zone as defined by the Governor's Office (**Tab 16**);
   - b. legal description of reinvestment zone (**Tab 16**);
   - c. order, resolution or ordinance establishing the reinvestment zone (**Tab 16**);
   - d. guidelines and criteria for creating the zone (**Tab 16**); and
   - e. a map of the reinvestment zone or enterprise zone boundaries with vicinity map (**Tab 11**)

   3b. If no, submit detailed description of proposed reinvestment zone or enterprise zone with a map indicating the boundaries of the zone on which you propose new construction or new improvements to the Comptroller's office within 30 days of the application date.

   What is the anticipated date on which you will submit final proof of a reinvestment zone or enterprise zone? ..... Please See Tab 16

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

1. In **Tab 10**, attach a specific and detailed description of all **existing property within the project boundary**. This includes buildings and improvements existing as of the application review start date (the date the application is determined to be complete by the Comptroller). The description must provide sufficient detail to locate all existing property on the land that will be subject to the agreement and distinguish existing property from future proposed property.

2. In **Tab 10**, attach a specific and detailed description of all **proposed new property within the project boundary that will not become new improvements** as defined by TAC 9.1051. This includes proposed property that: functionally replaces existing or demolished/removed property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property; or is otherwise ineligible to become qualified property. The description must provide sufficient detail to distinguish existing property (question 1) and all proposed new property that cannot become qualified property from proposed qualified property that will be subject to the agreement (as described in Section 12 of this application).

3. For the property not eligible to become qualified property within the project boundary in response to questions 1 and 2 of this section, provide the following supporting information in **Tab 10**:
   - a. maps and/or detailed site plan;
   - b. surveys;
   - c. appraisal district values and parcel numbers;
   - d. inventory lists;
   - e. existing and proposed property lists;
   - f. model and serial numbers of existing property; or
   - g. other information of sufficient detail and description.

4. Total estimated market value of existing property within the project boundary (that property described in response to question 1): .....$ 0.00

5. In **Tab 10**, include an appraisal value by the CAD of all the buildings and improvements existing as of a date within 15 days of the date the application is received by the school district.

6. Total estimated market value of proposed property not eligible to become qualified property (that property described in response to question 2): .....$ 0.00

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

SECTION 14: Wage and Employment Information

1. What is the number of new qualifying jobs you are committing to create? 1
2. What is the number of new non-qualifying jobs you are estimating you will create? (See TAC 9.1051(14)) 0
3. Do you intend to request that the governing body waive the minimum new qualifying job creation requirement, as provided under Tax Code §313.025(f-1) and TAC 9.1051(b)(1)? ..... ☑ Yes ☐ No

   3a. If yes, attach evidence of industry standard in **Tab 12** documenting that the new qualifying job creation requirement above exceeds the number of employees necessary for the operation, according to industry standards.

4. Attach in **Tab 13** the four most recent quarters of data for each wage calculation below, including documentation from the TWC website. The final actual statutory minimum annual wage requirement for the applicant for each qualifying job — which may differ slightly from this estimate — will be based on information from the four quarterly periods for which data were available at the time of the application review start date (date of a completed application). See TAC §9.1051(21) and (22). **Note**: If a more recent quarter of information becomes available before the application is deemed complete, updated wage information will be required.
   a. Non-qualified job wages
      - average weekly wage for all jobs (all industries) in the county is 799.25
   b. Qualifying job wage minimum option §313.021(5)(A)
      -110% of the average weekly wage for manufacturing jobs in the county is 1,243.28
   c. Qualifying job wage minimum option §313.021(5)(B)
      -110% of the average weekly wage for manufacturing jobs in the region is 1,171.94
5. Which Tax Code section are you using to estimate the qualifying job wage standard required for this project? ..... ☐ §313.021(5)(A) or ☑ §313.021(5)(B)
6. What is the minimum required annual wage for each qualifying job based on the qualified property? 60,941.10
7. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 60,941.10
8. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? ..... ☑ Yes ☐ No
9. Do you intend to satisfy the minimum qualifying job requirement through a determination of cumulative economic benefits to the state as provided by §313.021(3)(F)? ..... ☐ Yes ☑ No

   9a. If yes, attach in **Tab 12** supporting documentation from the TWC, pursuant to §313.021(3)(F).

10. Do you intend to rely on the project being part of a single unified project, as allowed in §313.024(d-2), in meeting the qualifying job requirements? ..... ☐ Yes ☑ No

    10a. If yes, attach in **Tab 6** supporting documentation including a list of qualifying jobs in the other school district(s).

SECTION 15: Economic Impact

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

APPLICATION TAB ORDER FOR REQUESTED ATTACHMENTS	
TAB	ATTACHMENT
1	Pages of the application including the signature and certification page, signed and dated by Authorized School District Representative and Authorized Company Representative. Sections 1-16
2	Proof of Payment of Application Fee
3	Documentation of Combined Group membership under Texas Tax Code 171.0001(7), history of tax default, delinquencies and/or material litigation (if applicable)
4	Detailed description of the project
5	Documentation to assist in determining if limitation is a determining factor
6	Description of how project is located in more than one district, including list of percentage in each district and, if determined to be a single unified project, documentation from the Office of the Governor (if applicable)
7	Description of Qualified Investment
8	Description of Qualified Property
9	Description of Land
10	Description of all property not eligible to become qualified property (if applicable)
11	Maps that clearly show: a) Project boundary and project vicinity, including county and school district boundaries b) Qualified investment including location of tangible personal propertry to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period c) Qualified property including location of new buildings or new improvements d) Any existing property within the project area e) Any facilities owned or operated by the applicant having interconnections to the proposed project f) Location of project, and related nearby projects within vicinity map g) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size **Note**: Electronic maps should be high resolution files. Include map legends/markers.
12	Request for Waiver of Job Creation Requirement and supporting information (if applicable)
13	Calculation of non-qualifying wage target and two possible qualifying job wage requirements with TWC documentation
14	Schedules A1, A2, B, and C completed and signed Economic Impact (if applicable)
15	Economic Impact Analysis, other payments made in the state or other economic information (if applicable)
16	Description of Reinvestment or Enterprise Zone, including: a) evidence that the area qualifies as a enterprise zone as defined by the Governor's Office b) legal description of reinvestment zone* c) order, resolution or ordinance establishing the reinvestment zone* d) guidelines and criteria for creating the zone *** To be submitted with application or before date of final application approval by school board**
17	Signature and Certification page, signed and dated by Authorized School District Representative and Authorized Company Representative (applicant)

Tab 2: Proof of Payment Application Fee

Attached.

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

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

Tab 3: Documentation of Combined Group Membership Under Texas Tax Code 171.0001 (7), history of tax default, delinquencies and/or material litigation (if applicable)

Not Applicable.

Tab 4: Detailed Description of the Project

247CT 8me LLC is a 250 MW/AC solar electric generation facility that will be located in eastern Wilson County in both Stockdale Independent School District and Nixon-Smiley Independent School District. In its entirety, the facility will feature 810,681 photovoltaic panels, 68 central inverters, along with an energy storage system.

The portion of the project that is the subject to this application will consist of 125 MW/AC with 405,340 photovoltaic panels, 34 central inverters, and a potential energy storage system.

247CT 8me LLC is being developed by 8minute Solar Energy LLC. 8minute Solar Energy LLC is the largest independent solar power developer in the United States, with 18,000 MW under development and 2,000 MW in operation. In July of 2020, 8minute Solar Energy completed and placed in service Holstein Solar, its first utility-scale power plant in Texas. Located in Nolan County, Holstein Solar is a 200MW-AC generating facility. The completion of this facility is a significant milestone for 8minute Solar Energy as they continue to expand their Texas footprint. 8minute Solar Energy is eager to continue their development of solar power plants across Texas, and in this regard opened regional offices in Austin earlier this year. Their team is dedicated to making solar energy affordable and abundant, as well as being responsible corporate citizens in the communities they choose to invest in.

Please Note: This application covers all qualified property in the reinvestment zone and project boundary within Stockdale ISD, including the following:

- Substation
- Transmission Line
- Inverter and Transformers
- Foundations
- Roadways, Paving, & Fencing
- Posts & Racking Equipment
- Meteorological Towers & Equipment
- Mounting & Tracker Equipment
- Interconnection Facilities
- Solar Modules & Panels
- Power Conditioning Equipment
- Combiner Boxes
- Operation & Maintenance Buildings
- DC and AC collection wires, cables, and equipment
- SCADA equipment
- Energy Storage System Equipment

Generation of Solar Energy:

When sunlight strikes photovoltaic panels, photons from the sun's energy are absorbed by the semiconductors that compose the photovoltaic cells in the panel. After the semiconductor absorbs enough of these photons, electrons are dislodged from the atoms. These electrons then flow to the front of the cell, creating an imbalance in charge due to their negative properties. This imbalance creates a voltage potential which in turn is collected by electrical conductors in the cell and carried to either storage batteries or circuits to provide power.

Tab 5: Documentation to Assist in Determining if Limitation is a Determining Factor

Throughout the United States the production of renewable energy has been increasing as the cost of these systems has decreased and technological advancements have improved efficiency. In 2019, Texas ranked 4th in installed solar capacity.[1] The state's geographic position and containment of several large population centers has made Texas a favorable location for renewable energy development.

Renewable energy developers face many challenges in the determination of project location—one of these factors being the selection of an area where the greatest return on investment can be achieved. There are several factors that contribute to Texas favorability for development, one however that does not is the state's notoriously high property tax burden—ranking in the top 10 across the United States.

An appraised value limitation on qualified property allows developers to significantly diminish the property tax liability that composes a substantial ongoing cost of operation that directly impacts the economic rate of return for the project. In the absence of an appraised value limitation, the development of renewable energy facilities becomes financially uncertain as the rate of return often fails to meet the minimum return required to proceed. In the event an appraised value limitation agreement is not received by 247CT 8me LLC it is rather certain that the capital allotted for the development of this project will be reallocated for use in another state where either the property tax burden is lower or economic incentives can be secured, namely New Mexico, Oklahoma, California, Arizona, Nevada, or Utah—all areas where 8minute Solar Energy is currently active as well. Thus, an appraised value limitation agreement between 247CT 8me LLC and Stockdale Independent School District is the determining factor in the decision to locate this facility within the state of Texas.

[1] U.S. Energy Information Administration

Tab 6: Description of how Project is Located in More than One District, Including List of Percentage in Each District and, if Determined to be a Single Unified Project, Documentation from the Office of the Governor (if applicable)

Taxing Jurisdiction	*% of Project*
Wilson County	100%
Stockdale ISD	50%
Nixon-Smiley ISD	50%
Evergreen Water	100%
ESD #3	100%
San Antonio River Authority	100%

Tab 7: Description of Qualified Investment

247CT 8me LLC is 125 MW/AC solar electric generation facility with 405,340 photovoltaic panels, 34 central inverters, and a potential energy storage system.

247CT 8me LLC requests that the limitation covers all qualified investment and qualified property located within Stockdale ISD. It is our request that the limitation includes all eligible and ancillary equipment including the following:

- Substation
- Transmission Line
- Inverter and Transformers
- Foundations
- Roadways, Paving, & Fencing
- Posts & Racking Equipment
- Meteorological Towers & Equipment
- Mounting & Tracker Equipment
- Interconnection Facilities
- Solar Modules & Panels
- Power Conditioning Equipment
- Combiner Boxes
- Operation & Maintenance Buildings
- DC and AC collection wires, cables, and equipment
- SCADA equipment
- Energy Storage System Equipment

Please Note: This application covers all qualified property in the reinvestment zone and project boundary within Stockdale ISD.

Tab 8: Description of Qualified Property

247CT 8me LLC is 125 MW/AC solar electric generation facility with 405,340 photovoltaic panels, 34 central inverters, and a potential energy storage system.

247CT 8me LLC requests that the limitation covers all qualified investment and qualified property located within Stockdale ISD. It is our request that the limitation includes all eligible and ancillary equipment including the following:

- Substation
- Transmission Line
- Inverter and Transformers
- Foundations
- Roadways, Paving, & Fencing
- Posts & Racking Equipment
- Meteorological Towers & Equipment
- Mounting & Tracker Equipment
- Interconnection Facilities
- Solar Modules & Panels
- Power Conditioning Equipment
- Combiner Boxes
- Operation & Maintenance Buildings
- DC and AC collection wires, cables, and equipment
- SCADA equipment
- Energy Storage System Equipment

Please Note: This application covers all qualified property in the reinvestment zone and project boundary within Stockdale ISD.

Tab 9: Description of Land

Not Applicable.

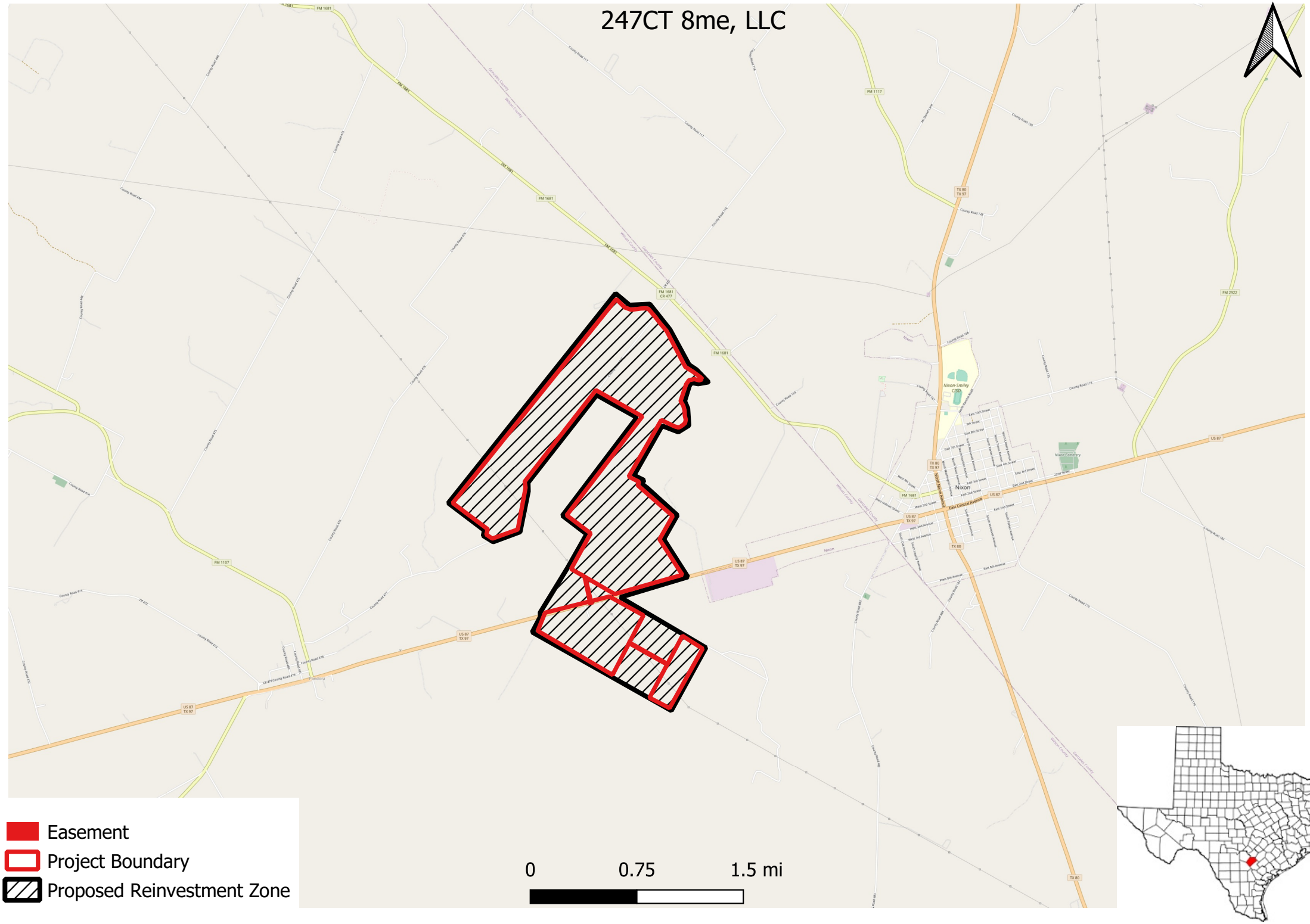
Tab 10: Description of All Property Not Eligible to Become Qualified Property (if applicable)

Not Applicable.

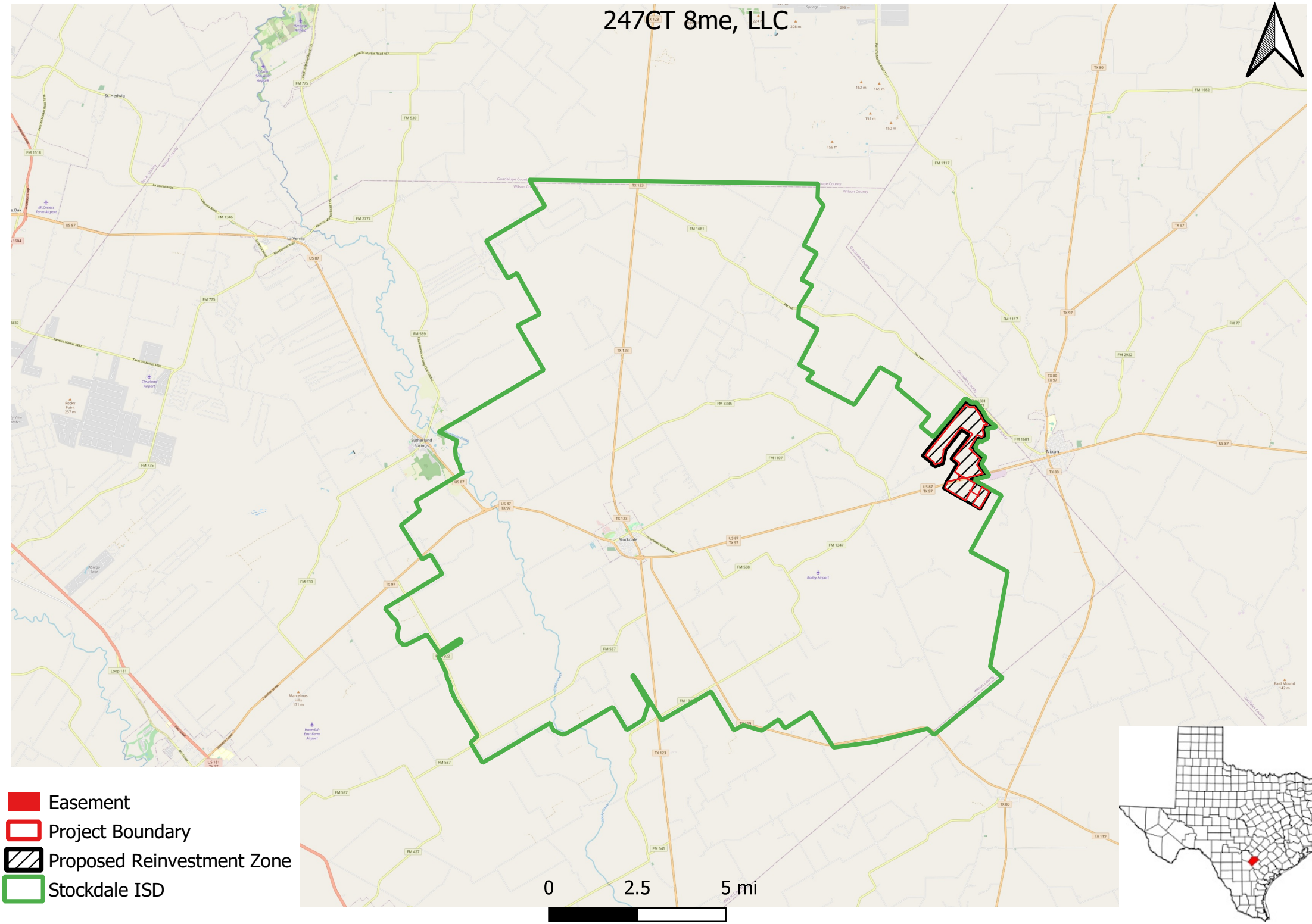
Tab 11: Maps

Please See Attached.

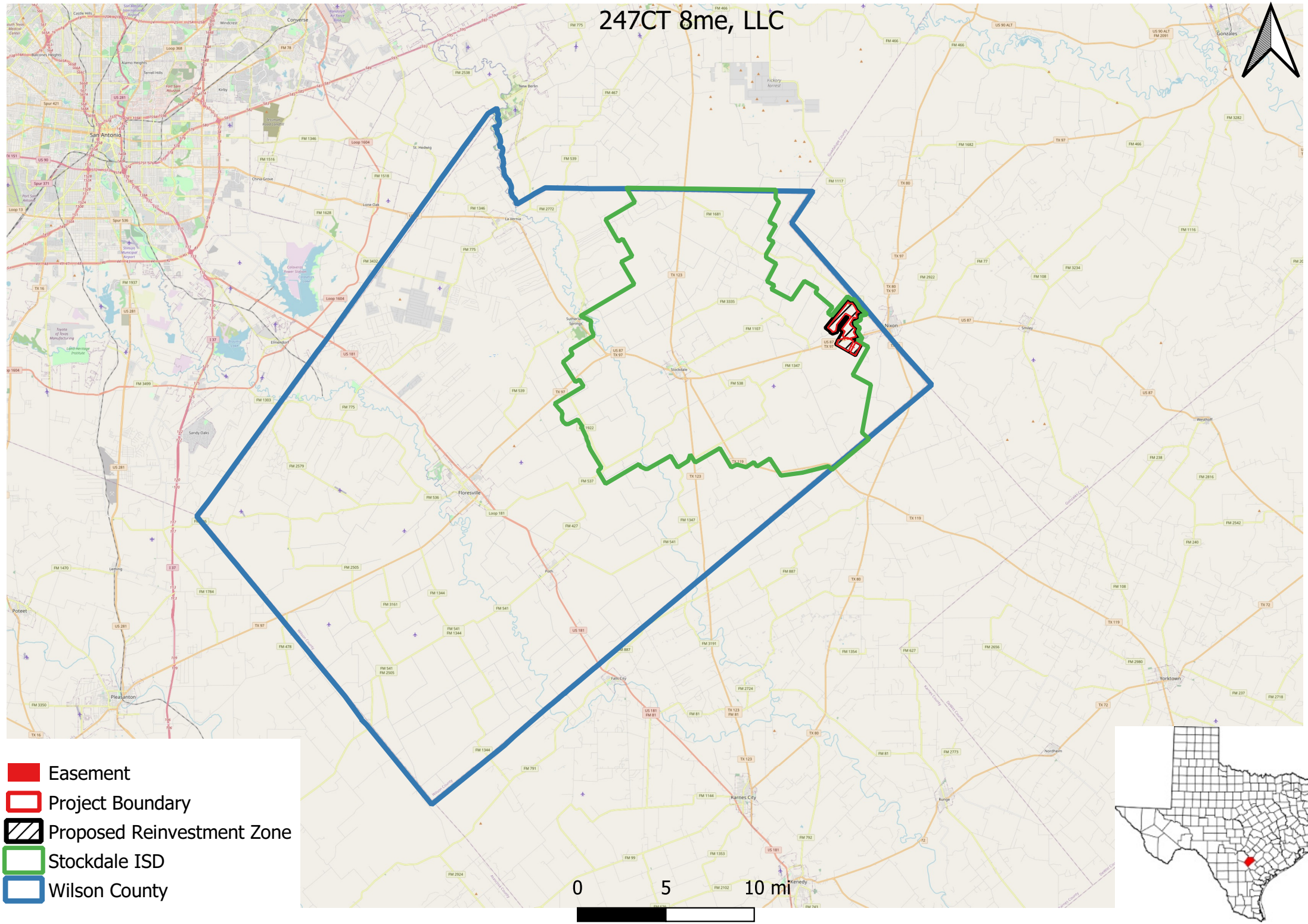
247CT 8me, LLC



247CT 8me, LLC



247CT 8me, LLC



Tab 12: Request for Waiver of Job Creation Requirement and Supporting Information (if applicable)

Please See Attached.

September 9, 2020

Stockdale Independent School District
ATT: Superintendent Daniel Fuller
503 South Fourth Street
Stockdale, Texas 78160

RE: 247CT 8me LLC Application for Appraised Value Limitation on Qualified Property Job Waiver Request

Dear Superintendent Fuller:

247CT 8me LLC is requesting that Stockdale ISD's Board of Trustees waive the job requirement provision as allowed by Section 313.025 (f-1) of the Texas Property Tax Code. This waiver would be based on the school district's board findings that the jobs creation requirement exceeds the industry standard for the number of employees reasonably necessary for the operation of this facility.

247CT 8me LLC requests that Stockdale ISD makes such finding and waive the job creation requirement for 10 permanent jobs. 247CT 8me LLC has committed to create 1 full time permanent position for the operation and maintenance of the facility. The qualifying position will be compensated at the rate of 110% of the regional manufacturing wage as well as offer company benefits. Such positions shall be employed by 247CT 8me LLC or by the contractor it employs to operate and maintain the facility.

Renewables energy project create many jobs during the development of the facility. It is anticipated that 100 construction jobs will be created by 247CT 8me LLC; however, once construction is complete the facility will require a relatively low number of permanent workers. The current industry standard for solar energy sites is 1 worker per 100 MW.

247 CT 8me LLC kindly requests that you consider the approval of the job waiver request for this project. Undoubtedly, the establishment of this facility will be very beneficial to Stockdale ISD, Wilson County, and the advancement of renewable energy in Texas.

Your consideration of this request is greatly appreciated. If you have any questions, please contact us.

Mike Fry

Mike Fry
Director, Energy Services
mfry@keatax.com

Tab 13: Calculation of Three Possible Wage Requirements and Supporting Information (if applicable)

Calculation 1: Wilson County Average Weekly Wage: $799.25

Quarter	*Area*	*Ownership*	*Industry*	*Average Weekly Wage*
Q2 2019	*Wilson County, TX*	*Total All*	*All Industries*	*$792.00*
Q3 2019	*Wilson County, TX*	*Total All*	*All Industries*	*$781.00*
Q4 2019	*Wilson County, TX*	*Total All*	*All Industries*	*$833.00*
Q1 2020	*Wilson County, TX*	*Total All*	*All Industries*	*$791.00*

Quarterly Census of Employment and Wages (QCEW) Report

Customize the report/Help with Accessibility

Drag a column header and drop it here to group by that column

Year	Period	Area	Ownership	Industry	Average Weekly Wage
2019	01	Wilson	Total All	Total, All Industries	786
2019	02	Wilson	Total All	Total, All Industries	792
2019	03	Wilson	Total All	Total, All Industries	781
2019	04	Wilson	Total All	Total, All Industries	833
2020	01	Wilson	Total All	Total, All Industries	791

Calculation 2: 110% Wilson County Average Manufacturing Weekly: $1,243.28

Quarter	*Area*	*Ownership*	*Industry*	*Average Weekly Wage*
Q2 2019	*Wilson County, TX*	*Private*	*Manufacturing*	*$1,148.00*
Q3 2019	*Wilson County, TX*	*Private*	*Manufacturing*	*$1,109.00*
Q4 2019	*Wilson County, TX*	*Private*	*Manufacturing*	*$1,210.00*
Q1 2020	*Wilson County, TX*	*Private*	*Manufacturing*	*$1,054.00*

Quarterly Census of Employment and Wages (QCEW) Report

Customize the report/Help with Accessibility

Drag a column header and drop it here to group by that column

Year	Period	Area	Ownership	Industry	Average Weekly Wage
2019	01	Wilson	Private	Manufacturing	1,066
2019	02	Wilson	Private	Manufacturing	1,148
2019	03	Wilson	Private	Manufacturing	1,109
2019	04	Wilson	Private	Manufacturing	1,210
2020	01	Wilson	Private	Manufacturing	1,054

Calculation 3: 110% Regional Manufacturing Wage: $1,171.94 weekly or $60,941.10 annually

2019 Manufacturing Average Wages by Council of Government Region
Wages for All Occupations

COG	COG Number	Wages Hourly	Wages Annual
Panhandle Regional Planning Commission	1	$22.31	$46,399
South Plains Association of Governments	2	$18.97	$39,448
NORTEX Regional Planning Commission	3	$20.38	$42,395
North Central Texas Council of Governments	4	$32.92	$68,476
Ark-Tex Council of Governments	5	$20.09	$41,780
East Texas Council of Governments	6	$28.95	$60,211
West Central Texas Council of Governments	7	$21.83	$45,406
Rio Grande Council of Governments	8	$18.15	$37,749
Permian Basin Regional Planning Commission	9	$21.87	$45,499
Concho Valley Council of Governments	10	$26.74	$55,625
Heart of Texas Council of Governments	11	$22.41	$46,614
Capital Area Council of Governments	12	$29.37	$61,091
Brazos Valley Council of Governments	13	$17.60	$36,613
Deep East Texas Council of Governments	14	$21.06	$43,796
South East Texas Regional Planning Commission	15	$25.52	$53,079
Houston-Galveston Area Council	16	$28.85	$60,015
Golden Crescent Regional Planning Commission	17	$21.43	$44,565
Alamo Area Council of Governments	18	$26.64	$55,401
South Texas Development Council	19	$18.70	$38,889
Coastal Bend Council of Governments	20	$34.94	$72,668
Lower Rio Grande Valley Development Council	21	$20.05	$41,698
Texoma Council of Governments	22	$18.40	$38,280
Central Texas Council of Governments	23	$21.07	$43,821
Middle Rio Grande Development Council	24	$22.74	$47,296
Texas		$27.25	$56,673

Calculated by the Texas Workforce Commission Labor Market and Career Information Department.
Data published: August 2020.
Data published annually, next update will likely be July 31, 2021
Annual Wage Figure assumes a 40-hour work week.

Note: Data is not supported by the Bureau of Labor Statistics (BLS).
Wage data is produced from Texas Occupational Employment Statistics (OES) data, and is not to be compared to BLS estimates.
Data intended only for use implementing Chapter 313, Texas Tax Code.

Tab 14: Schedules A1, A2, B, C and D completed and signed Economic Impact (if applicable)

Please See Attached.

Schedule A1: Total Investment for Economic Impact (through the Qualifying Time Period)

Date 9/10/2020
Applicant Name 247CT 8me LLC
ISD Name Stockdale ISD

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 **tangible personal property** placed in service during this year that will become Qualified Property	New investment made during this year in **buildings or permanent nonremovable components of buildings** that will become Qualified Property	Other new investment made during this year that will not become Qualified Property [SEE NOTE]	Other new investment made during this year that may become Qualified Property [SEE NOTE]	**Total Investment** (Sum of Columns A+B+C+D)
Investment made before filing complete application with district	**STUB**	2021-2022	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.]	
Investment made after filing complete application with district, but before final board approval of application								
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period								
Complete tax years of qualifying time period	QTP1	2022-2023	2022	$ 40,000,000.00				$ 40,000,000.00
	QTP2	2023-2024	2023	$ 66,250,000.00				$ 66,250,000.00
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				$ 106,250,000.00				$ 106,250,000.00
				Enter amounts from TOTAL row above in Schedule A2				
Total Qualified Investment (sum of green cells)				$ 106,250,000.00				

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

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

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

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

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

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

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

Schedule A2: Total Investment for Economic Impact (including Qualified Property and other investments)

Date 9/10/2020
Applicant Name 247CT 8me LLC
ISD Name Stockdale ISD

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 **tangible personal property** placed in service during this year that will become Qualified Property	New investment made during this year in **buildings or permanent nonremovable components of buildings** that will become Qualified Property	Other investment made during this year that will not become Qualified Property [SEE NOTE]	Other investment made during this year that will become Qualified Property {SEE NOTE]	**Total Investment** (A+B+C+D)
				Enter amounts from TOTAL row in Schedule A1 in the row below				
Total Investment from Schedule A1*	--	**TOTALS FROM SCHEDULE A1**		$ 106,250,000.00				$ 106,250,000.00
Each year prior to start of value limitation period	0	2020-2021	2020					
Each year prior to start of value limitation period	Stub	2021-2022	2021					
Each year prior to start of value limitation period	QTP 1	2022-2023	2022	$ 40,000,000.00				$ 40,000,000.00
Each year prior to start of value limitation period	QTP 2	2023-2024	2023	$ 66,250,000.00				$ 66,250,000.00
Value limitation period***	1	2024-2025	2024					
	2	2025-2026	2025					
	3	2026-2027	2026					
	4	2027-2028	2027					
	5	2028-2029	2028					
	6	2029-2030	2029					
	7	2030-2031	2030					
	8	2031-2032	2031					
	9	2032-2033	2032					
	10	2033-2034	2033					
Total Investment made through limitation				$ 106,250,000.00				$ 106,250,000.00
Continue to maintain viable presence	11	2034-2035	2034					
	12	2035-2036	2035					
	13	2036-2037	2036					
	14	2037-2038	2037					
	15	2038-2039	2038					
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2039-2040	2039					
	17	2040-2041	2040					
	18	2041-2042	2041					
	19	2042-2043	2042					
	20	2043-2044	2043					
	21	2044-2045	2044					
	22	2045-2046	2045					
	23	2046-2047	2046					
	24	2047-2048	2047					
	25	2048-2049	2048					

* 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 9/10/2020
Applicant Name 247CT 8me LLC
ISD Name Stockdale ISD

Form 50-296A
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				Qualified Property			Estimated Taxable Value		
	Year	**School Year** (YYYY-YYYY)	**Tax Year** (Fill in actual tax year) YYYY	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	0	2020-2021	2020						
Each year prior to start of Value Limitation Period	0	2021-2022	2021						
Each year prior to start of Value Limitation Period	QTP 1	2022-2023	2022						
Each year prior to start of Value Limitation Period	QTP 2	2023-2024	2023			$ 20,000,000.00	$ 20,000,000.00	$ 20,000,000.00	$ 20,000,000.00
Value Limitation Period	1	2024-2025	2024			$ 106,250,000.00	$ 106,250,000.00	$ 106,250,000.00	$ 40,000,000.00
	2	2025-2026	2025			$ 95,625,000.00	$ 95,625,000.00	$ 95,625,000.00	$ 40,000,000.00
	3	2026-2027	2026			$ 85,000,000.00	$ 85,000,000.00	$ 85,000,000.00	$ 40,000,000.00
	4	2027-2028	2027			$ 74,375,000.00	$ 74,375,000.00	$ 74,375,000.00	$ 40,000,000.00
	5	2028-2029	2028			$ 63,750,000.00	$ 63,750,000.00	$ 63,750,000.00	$ 40,000,000.00
	6	2029-2030	2029			$ 53,125,000.00	$ 53,125,000.00	$ 53,125,000.00	$ 40,000,000.00
	7	2030-2031	2030			$ 42,500,000.00	$ 42,500,000.00	$ 42,500,000.00	$ 40,000,000.00
	8	2031-2032	2031			$ 31,875,000.00	$ 31,875,000.00	$ 31,875,000.00	$ 31,875,000.00
	9	2032-2033	2032			$ 21,250,000.00	$ 21,250,000.00	$ 21,250,000.00	$ 21,250,000.00
	10	2033-2034	2033			$ 21,250,000.00	$ 21,250,000.00	$ 21,250,000.00	$ 21,250,000.00
Continue to maintain viable presence	11	2034-2035	2034			$ 21,250,000.00	$ 21,250,000.00	$ 21,250,000.00	$ 21,250,000.00
	12	2035-2036	2035			$ 21,250,000.00	$ 21,250,000.00	$ 21,250,000.00	$ 21,250,000.00
	13	2036-2037	2036			$ 21,250,000.00	$ 21,250,000.00	$ 21,250,000.00	$ 21,250,000.00
	14	2037-2038	2037			$ 21,250,000.00	$ 21,250,000.00	$ 21,250,000.00	$ 21,250,000.00
	15	2038-2039	2038			$ 21,250,000.00	$ 21,250,000.00	$ 21,250,000.00	$ 21,250,000.00
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2039-2040	2039			$ 21,250,000.00	$ 21,250,000.00	$ 21,250,000.00	$ 21,250,000.00
	17	2040-2041	2040			$ 21,250,000.00	$ 21,250,000.00	$ 21,250,000.00	$ 21,250,000.00
	18	2041-2042	2041			$ 21,250,000.00	$ 21,250,000.00	$ 21,250,000.00	$ 21,250,000.00
	19	2042-2043	2042			$ 21,250,000.00	$ 21,250,000.00	$ 21,250,000.00	$ 21,250,000.00
	20	2043-2044	2043			$ 21,250,000.00	$ 21,250,000.00	$ 21,250,000.00	$ 21,250,000.00
	21	2044-2045	2044			$ 21,250,000.00	$ 21,250,000.00	$ 21,250,000.00	$ 21,250,000.00
	22	2045-2046	2045			$ 21,250,000.00	$ 21,250,000.00	$ 21,250,000.00	$ 21,250,000.00
	23	2046-2047	2046			$ 21,250,000.00	$ 21,250,000.00	$ 21,250,000.00	$ 21,250,000.00
	24	2047-2048	2047			$ 21,250,000.00	$ 21,250,000.00	$ 21,250,000.00	$ 21,250,000.00
	25	2048-2049	2048			$ 21,250,000.00	$ 21,250,000.00	$ 21,250,000.00	$ 21,250,000.00

Notes: Market value in future years is good faith estimate of future taxable value for the purposes of property taxation.
Only include market value for eligible property on this schedule.

Schedule C: Employment Information

Date 9/10/2020
Applicant Name 247CT 8me LLC
ISD Name Stockdale ISD

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Revised February 2020

				Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A	**Column B**	**Column C**	**Column D**	**Column E**
	Year	**School Year** (YYYY-YYYY)	**Tax Year** (Actual tax year) YYYY	Number of Construction FTE's	**Average** annual wage rates for construction workers	Number of non-qualifying jobs applicant estimates it will create (cumulative)	Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Annual wage of new qualifying jobs
Each year prior to start of Value Limitation Period	0	2020-2021	2020					
Each year prior to start of Value Limitation Period	0	2021-2022	2021	30	$ 60,941.10			
Each year prior to start of Value Limitation Period	QTP 1	2022-2023	2022	100	$ 60,941.10			
Each year prior to start of Value Limitation Period	QTP 2	2023-2024	2023	100	$ 60,941.10			
Value Limitation Period *The qualifying time period could overlap the value limitation period.*	1	2024-2025	2024				1	$ 60,941.10
	2	2025-2026	2025				1	$ 60,941.10
	3	2026-2027	2026				1	$ 60,941.10
	4	2027-2028	2027				1	$ 60,941.10
	5	2028-2029	2028				1	$ 60,941.10
	6	2029-2030	2029				1	$ 60,941.10
	7	2030-2031	2030				1	$ 60,941.10
	8	2031-2032	2031				1	$ 60,941.10
	9	2032-2033	2032				1	$ 60,941.10
	10	2033-2034	2033				1	$ 60,941.10
Years Following Value Limitation Period	11 through 25	2034-2048	2034-2048				1	$ 60,941.10

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

Tab 15: Economic Impact Analysis, other payments made in the state or other economic information (if applicable)

Please See Attached.

Tab 16: Description of Reinvestment or Enterprise Zone

Currently, it is anticipated that Stockdale Independent School District will create the reinvestment zone prior to the execution of the agreement. Please find attached their letter of intent.

Tab 17: Signature and Certification Page, Signed and Dated by Authorized School District Representative and Authorized Company Representative (applicant)

Please See Attached.

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 ▶ Daniel fuller
Print Name (Authorized School District Representative)

Superintendent
Title

sign here ▶
Signature (Authorized School District Representative)

9/21/2020
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 ▶ JOSHUA GOLDSTEIN
Print Name (Authorized Company Representative (Applicant))

Title

sign here ▶
Signature (Authorized Company Representative (Applicant))

9/17/20
Date

GIVEN under my hand and seal of office this, the

_____ day of _____.

See attached

Notary Public in and for the State of Texas

(Notary Seal)

My Commission expires: _____

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Francisco)

On Sept. 17 2020 before me, Brittany Edwards, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Joshua Goldstein
Name(s) of Signer(s)

none,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

BRITTANY S. EDWARDS
Notary Public - California
San Francisco County
Commission # 2196381
My Comm. Expires Jun 6, 2021

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Texas COMPTROLLER Document Date: 09.17.20
Number of Pages: n/a Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name: Joshua Goldstein
☒ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:
Signer Is Representing:

Signer's Name:
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:
Signer Is Representing:

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