UNDERWOOD

FRED STORMER
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June 28, 2021

Tabita Collazo, Research Analysist Chapter 313 Team Data Analysis and Transparency Division Texas Comptroller of Public Accounts P.O. Box 13528 Capitol Station Austin TX 78711-3528 Via Email

Re:

App No. 1613 - Childress ISD - Excel Advantage Services, LLC

Dear Tabita:

Enclosed please find amended application pages from Excel Advantage Services, LLC comprising Application Amendment No. 1. The applicant advises of the following changes and information:

- 1. Section 3, #3 changed to "No."
- 2. Section 10, #5 details expanded in attached sheet.
- 3. Section 8, #5 updated.
- 4. Section 14, Tab 13 and Schedule C updated to reflect no manufacturing wage, and minimum annual wage for qualifying jobs.
- 5. Tab 11 added project boundary references to all maps.
- 6. Schedule A1 school years corrected for QTP 2.

Sincerely, Ful A. Stormen

Encl.

Fred A. Stormer

cc: Dr. Miguel Oneto, Manager

Philip DeHart

Carl Taylor, Interim Superintendent, Childress ISD

via email: miguel.oneto@misaesolar.com via email: philip@dehartpllc.com

1613-childress-exceladvantageservices-appamend01-06282021

Texas Comptroller of Public Accounts

Data Analysis and Transparency Form 50 296 A

SECTION 2: Applicant Information (continuea)	
4. Authorized Company Consultant (If Applicable)	
Philip	DeHart
First Name	Last Name
Attorney	
Title	
DeHart, PLLC	
Firm Name (070) 224 4424	(000) 204 5040
(979) 324-1121	(866) 304-5648
Phone Number	Fax Number
philip@dehartpllc.com Business Email Address	
SECTION 3: Fees and Payments	
1. Has an application fee been paid to the school district?	
The total fee shall be paid at the same time the application is submit be considered supplemental payments.	tted to the school district. Any fees not accompanying the original application shall
 If yes, include all transaction information below. Include proo information provided will not be publicly posted. 	of of application fee paid to the school district in Tab 2 . Any confidential banking
\$ 80,000.00	Wire Transfer
Payment Amount	Transaction Type
Childress ISD	Excel Advantage Services, LLC
Payor May 28, 2021	Payee
Date transaction was processed	_
3. If "payments to the school district" will only be determined by a formula amount being specified, could such method result in "payments to the compliance with Tax Code §313.027(i)?	ula or methodology without a specific ne school district" that are not in
SECTION 4: Business Applicant Information	
What is the legal name of the applicant under which this application is	is made? Excel Advantage Services, LLC
	io middo:
2. Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 1	
3. Parent Company Name	
4. Parent Company Tax ID	<u>N/A</u>
5. NAICS code	221114
6. Is the applicant a party to any other pending or active Chapter 313 a	agreements? Yes 🗸 No
6a. If yes, please list application number, name of school district N/A	and year of agreement
SECTION 5: Applicant Business Structure	
Business Organization of Applicant (corporation, limited liability corporation,	etc) Limited Liability Company
Is applicant a combined group, or comprised of members of a combi	ined group, as defined by Tax Code §171.0001(7)? Yes
2a. If yes, attach in Tab 3 a copy of the most recently submitted	Texas Comptroller Franchise Tax Form No. 05-165, No. 05-166, or any other the applicant's combined group membership and contact information.

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SECTION 10: The Property (continued)

5.	List all state and local incentives as an annual percentage. Include the County: 100% Abate.; \$673.76/MW/yr. PILT; 2025*	e estimated start and e	end year of the incentive: N/A		
	(Incentive type, percentage, start and end year)		(Incentive type, percentage, start and	l end year)	
	Hospital District: 100% Abate.; \$228.39/MW/yr PILT; '25*	Water District:	100% Abate.; \$11.42/MW/yr	. PILT; 202	25
	(Incentive type, percentage, start and end year)	_	(Incentive type, percentage, start and	end yeart)	
	Other (describe): 100% Abate.; \$57.10/MW/yr. PILT; '25*	Other (describe):	N/A		
	(Incentive type, percentage, start and end year)	- (docombo)	(Incentive type, percentage, start and	l end year)	
	*See attached for additional information				
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 of size. Please note that only the qualified property within the ISD that all information in Tabs 7 and 8 , Section 11, 12 and 13, and Section 1.	listed in Section 1 is	eligible for the limitation from this appl	ication. Pleas	se verify
7.	Did you receive a determination from the Texas Economic Development	t and Tourism Office th	nat this proposed project and at least		
	one other project seeking a limitation agreement constitute a single unif	ied project (SUP), as	allowed in §313.024(d-2)?	Yes	No
	7a. If yes, attach in Tab 6 supporting documentation from the Office	e of the Governor.			
S	ECTION 11: Texas Tax Code 313.021(1) Qualified Investment				
	OTE: The minimum amount of qualified investment required to qualify for	an appraised value lin	nitation and the minimum amount of app	oraised value	
limi	itation vary depending on whether the school district is classified as Subo strict. For assistance in determining estimates of these minimums, access	chapter B or Subchapt	ter C, and the taxable value of the prope	erty within the	eschool
1.	At the time of application, what is the estimated minimum qualified inve	estment required for t	his school district? \$ 10	,000,000.0	00
2.	What is the amount of appraised value limitation for which you are app	olying?	\$ 20	,000,000.0	00
	Note: The property value limitation amount is based on property value any final agreement.	es available at the time	e of application and may change prior t	o the execut	ion of
3.	Does the qualified investment meet the requirements of Tax Code §31	3.021(1)?		Yes	No
4.	Attach a description of the qualified investment [See §313.021(1).] The a. a specific and detailed description of the qualified investment y appraised value limitation as defined by Tax Code §313.021 (Total a description of any new buildings, proposed new improvement qualified investment (Tab 7); and c. a detailed map of the qualified investment showing location of the period and buildings to be constructed during the qualifying time.	ou propose to make value to make value 7); ts or personal properto tangible personal	within the project boundary for which you which you intend to include as part of the property to be placed in service during the	of your minim	um
5.	Do you intend to make at least the minimum qualified investment requ for the relevant school district category during the qualifying time period	•		school district	ts) No
S	ECTION 12: Texas Tax Code 313.021(2) Qualified Property				
1.	Attach a detailed description of the qualified property. [See §313.021(2	2)] The description mu	ist include:		
	 a specific and detailed description of the qualified property for v §313.021 (Tab 8); 	/-		fined by Tax	Code
	a description of any new buildings, proposed new improvement property (Tab 8);	ts or personal propert	y which you intend to include as part o	f your qualifie	ed
	 a map or site plan of the proposed qualified property showing the boundaries within a vicinity map that includes school district, containing the proposed qualified property showing the boundaries within a vicinity map that includes school district, containing the proposed qualified property showing the property showing th			the project	area
	1d. Will any of the proposed qualified property be used to renovate	e, refurbish, upgrade,	maintain, modify, improve, or functiona	lly	
	replace existing buildings or existing improvements inside or ou			Yes	√ No
	Note : Property used to renovate, refurbish, upgrade, maintain, m improvements inside or outside the project area cannot be See TAC §9.1051(16).				

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S	ECTION 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)?	Yes No
	3a. If yes, attach evidence of industry standard in Tab 12 documenting that the new qualifying job creation requirement of employees necessary for the operation, according to industry standards.	above exceeds the number
4.	Attach in Tab 13 the four most recent quarters of data for each wage calculation below, including documentation from the To Commission website. The final actual statutory minimum annual wage requirement for the applicant for each qualifying job-from this estimate — will be based on information available at the time of the application review start date (date of a completing §9.1051(21) and (22). Note : If a more recent quarter of information becomes available before the application is deemed conformation will be required.	— which may differ slightly eted application). See TAC
	Non-qualified job wages average weekly wage for all jobs (all industries) in the county is	\$ 760.00
	b. Qualifying job wage minimum option §313.021(5)(A) -110% of the average weekly wage for manufacturing jobs in the county is	N/A
	c. Qualifying job wage minimum option §313.021(5)(B) -110% of the average weekly wage for manufacturing jobs in the region is	\$ 981.52
5.	Which Tax Code section are you using to estimate the qualifying job wage standard required for this project?	A) or 3 §313.021(5)(B)
6.	What is the minimum required annual wage for each qualifying job based on the qualified property?	\$ 51,039.04
7.	What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property?	\$ 51,039.04
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 13 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 an entity 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**.

Supplement to Section 10, Question 5

Due to space limitations within Form 50-296, the Excel Advantage Services, LLC, is unable to insert all information requested in response to Section 10, Question 5. Here is the full information for each tax district:

County: 100% Abatement

\$673.76 per MW per year as a PILOT (up to a cap of \$347,060 per annum)

2025 – estimated start year of the incentive

2034 – estimated end year of the incentive (i.e., 10 year term)

Hospital District: 100% Abatement

\$228.39 per MW per year as a PILOT (up to a cap of \$117,646 per annum)

2025 – estimated start year of the incentive

2034 – estimated end year of the incentive (i.e., 10 year term)

Clarendon Jr. Coll.: 100% Abatement

\$57.10 per MW per year as a PILOT (up to a cap of \$29,412 per annum)

2025 – estimated start year of the incentive

2034 – estimated end year of the incentive (i.e., 10 year term)

Water County: 100% Abatement

\$11.42 per MW per year as a PILOT (up to a cap of \$5,882 per annum)

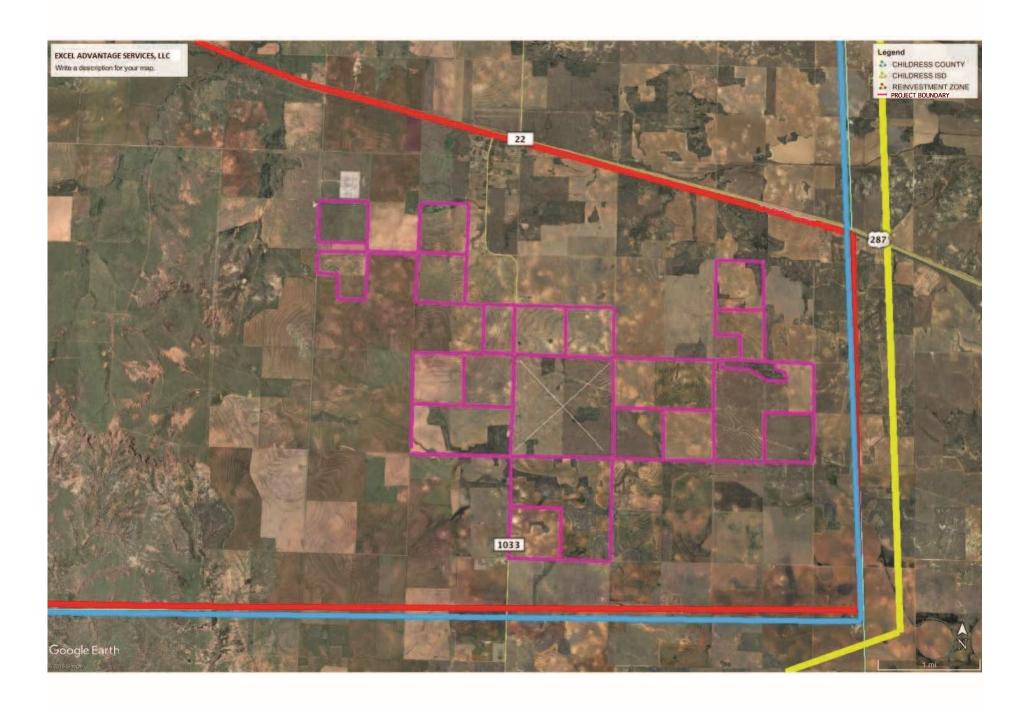
2025 – estimated start year of the incentive

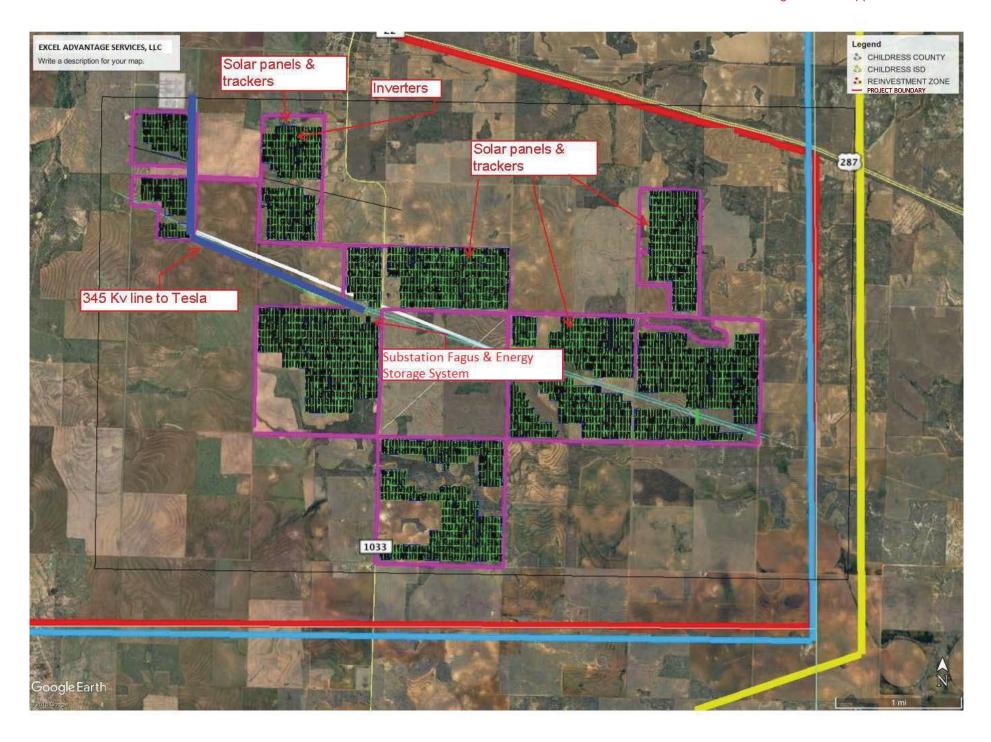
2034 – estimated end year of the incentive (i.e., 10 year term)

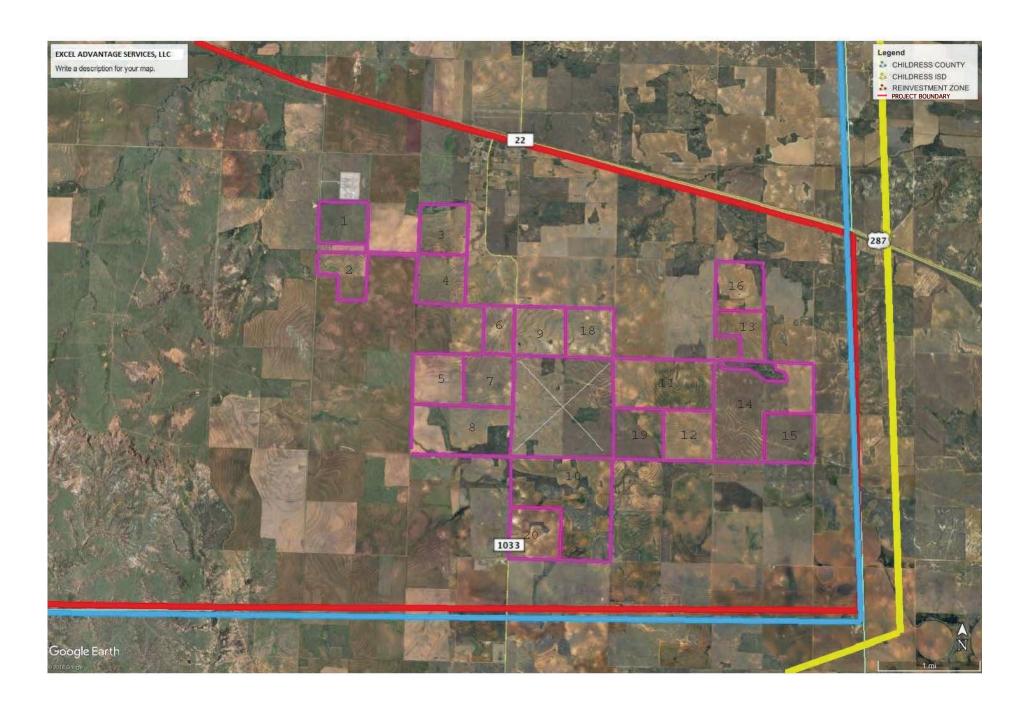
<u>Tab</u> <u>11</u>

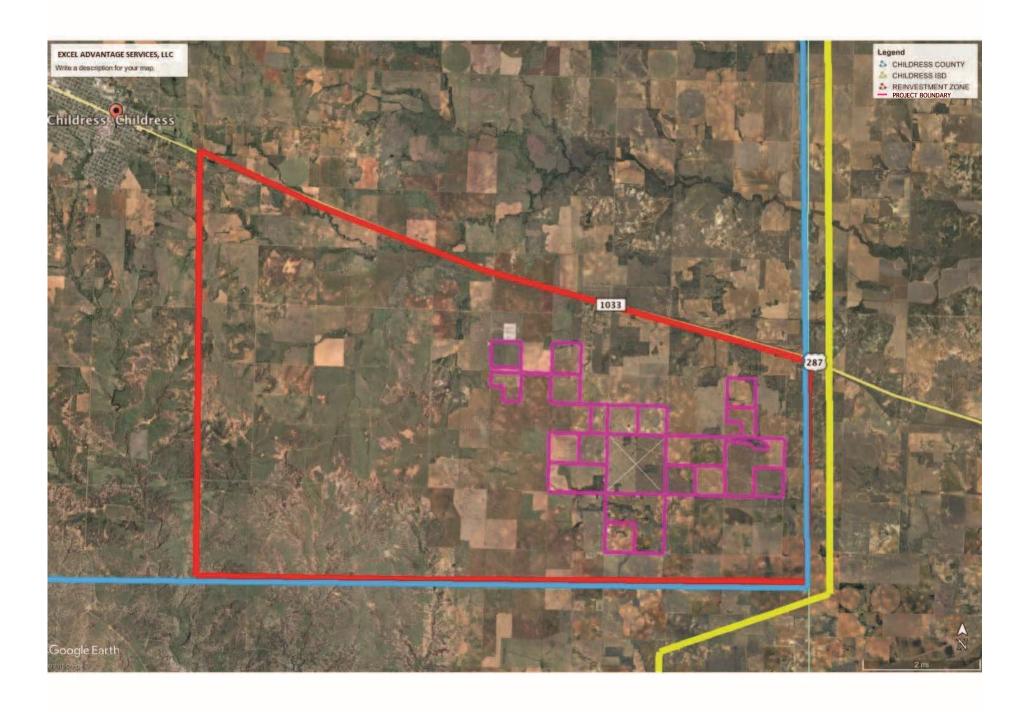
Maps that clearly show: a) Project vicinity b) Qualified investment including location of tangible personal property [. . .] c) Qualified property including location of new buildings or new improvements d) Existing property e) Land location within vicinity map f) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size

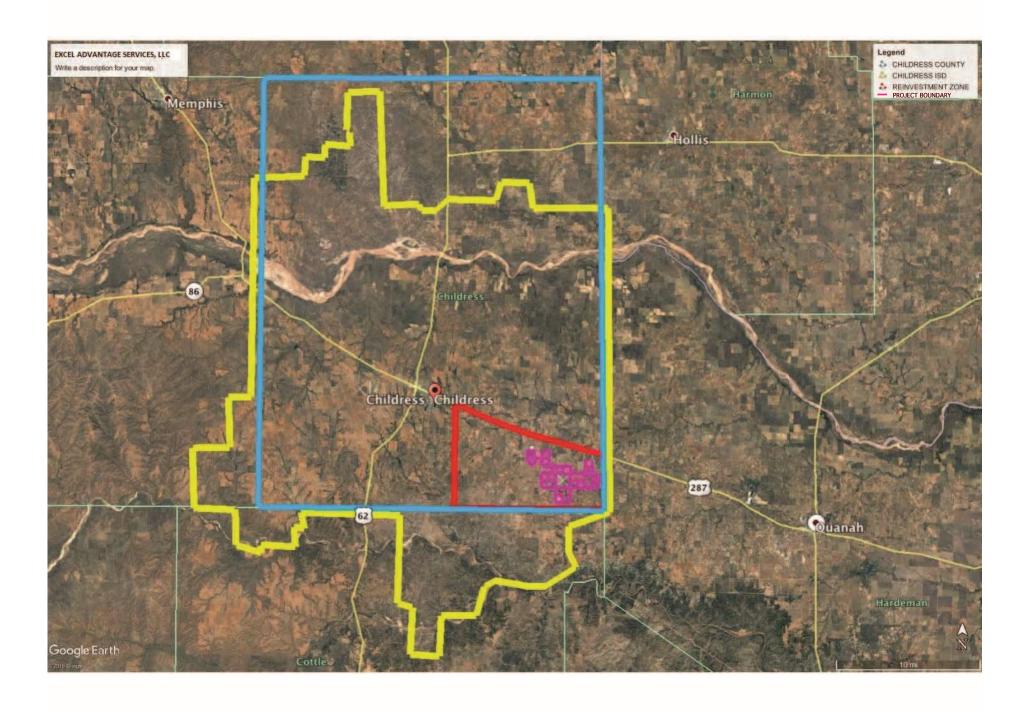
Please see the attached maps.

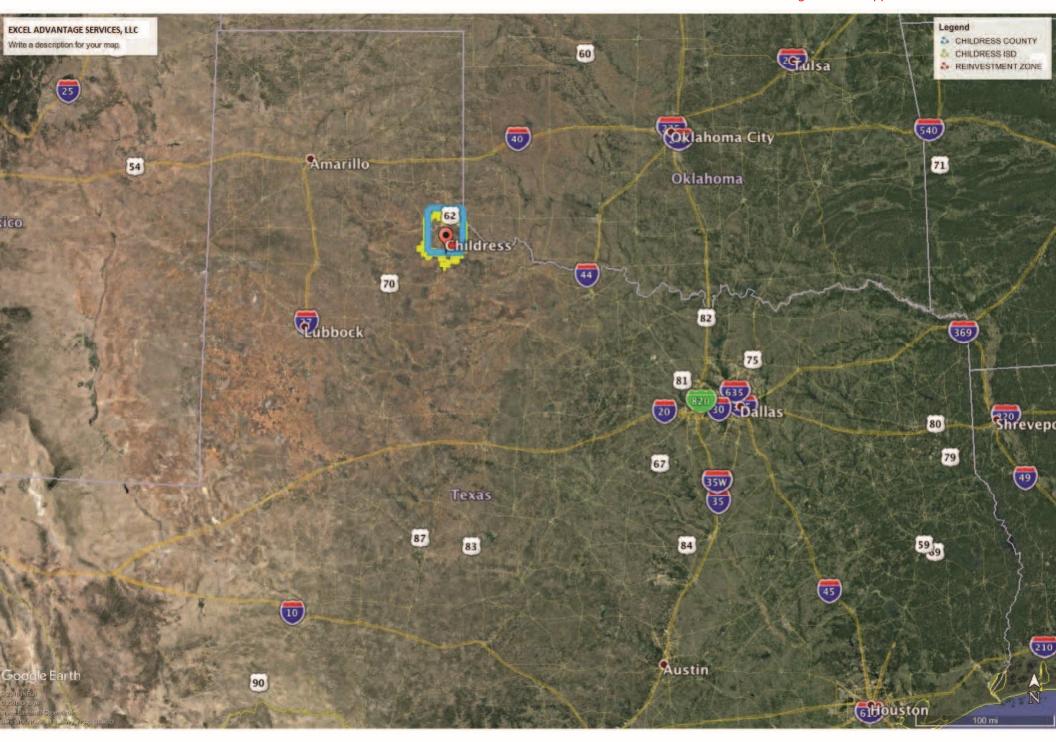


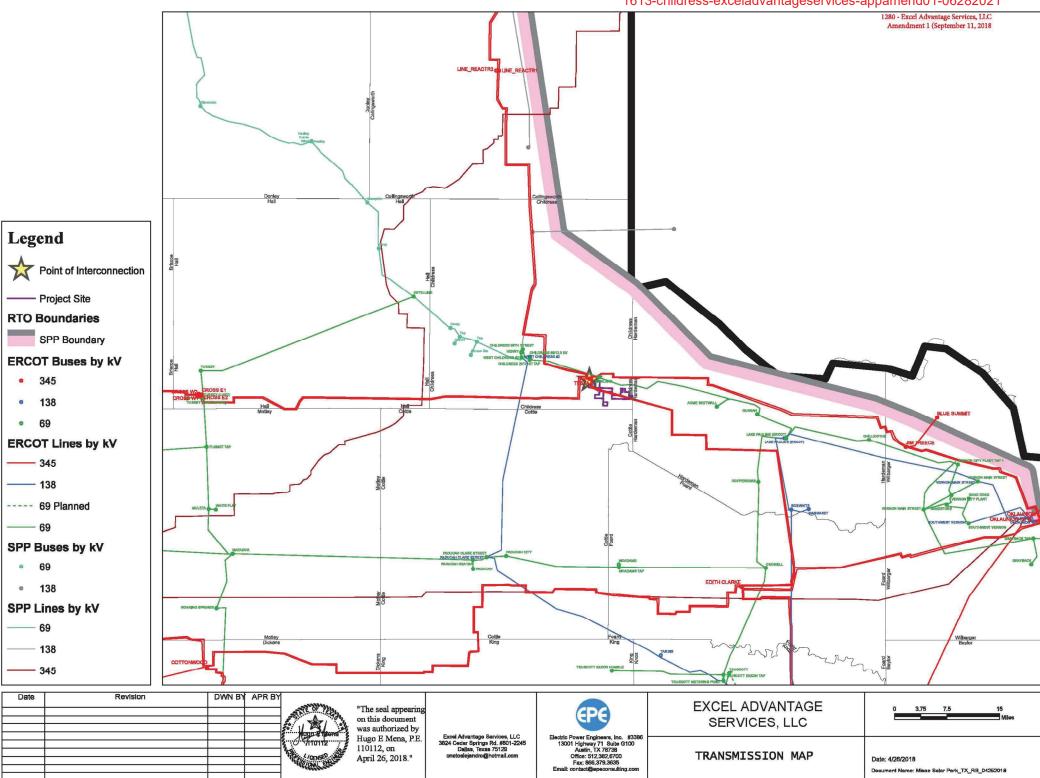


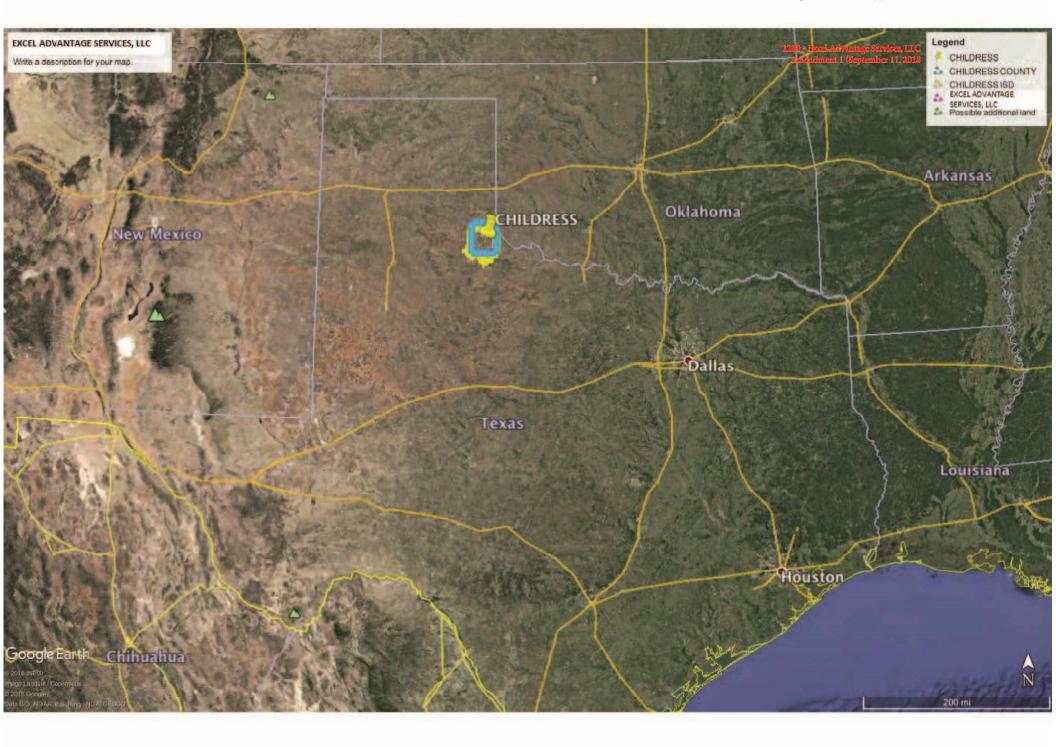












Tab 13

Calculation of three possible wage requirements with TWC documentation

AVERAGE WEEKLY WAGES FOR ALL JOBS / ALL INDUSTRIES IN CHILDRESS COUNTY

FOUR MOST RECENT QUARTERS

COUNTY	YEAR	QUARTER	AVG. WEEKLY WAGE
Childress	2020	Q4	\$848
Childress	2020	Q3	\$710
Childress	2020	Q2	\$760
Childress	2020	Q1	\$722
		SUM:	\$3,040
CALCULATION:			$3,040/4 = 760.00 \times 1.1 = 836.00$

AVERAGE WEEKLY WAGES FOR MANUFACTURING JOBS IN CHILDRESS COUNTY

FOUR MOST RECENT QUARTERS

Average weekly wage data for manufacturing jobs in Childress County is not available through the Texas Workforce Commission or its related www.texaslmi.com website for any period after Q3 2017.

AVERAGE WEEKLY WAGES FOR MANUFACTURING JOBS IN PANHANDLE REGIONAL PLANNING COMMISSION

REGION	YEAR	ANNUAL WAGE	AVG. WEEKLY WAGE
Panhandle	2019	\$46,399.00	\$892.29
		CALCULATION:	\$829.29 x 1.1 = \$981.52

Quarterly Census of Employment and Wages (QCEW) Report Customize the report/Help with Accessibility @ Reset Export to Excel Drag a column header and drop it here to group by that column Industry Average Weekly Wage 🔻 Year Ownership Industry 2020 04 Childress Total All 0 10 Total, All Industries 2020 Childress Total All 0 10 Total, All Industries 2020 02 Childress Total All 0 10 Total, All Industries 760 2020 01 Childress Total All 0 10 Total, All Industries 722

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

		Wa	ges
COG	COG Number	Hourly	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
			ESC. 1037-58-00-00-0

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Form 50-296A

Revised October 2020

Applicant Name Excel Advantage Services, LLC
ISD Name CHILDRESS ISD NO. 1280

6/28/2021

Date

PROPERTY INVESTMENT AMOUNTS								
(Estimated Investment in each year. Do not put cumulative totals.)								
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other new investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Other new investment made during this year that may become Qualified Property [SEE NOTE]	Total Investment (Sum of Columns A+B+C+D)
Investment made before filing complete application with district Year preceding the first complete tax		Not e gible to become Qual fed 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	year of the		2022					
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period		period)		\$0	\$0	\$0		\$0
Complete tax years of qualifying time period	QTP1	2023-2024	2023	\$19,765,000	\$0	\$0		\$19,765,000
Complete tax years or qualifying time period	QTP2	2024-2025	2024	\$375,035,000	\$500,000	\$0		\$375,535,000
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				\$394,800,000	\$500,000			\$395,300,000
					En	ter amounts from TOTAL row above in Schedule	A2	
Total Qualified Investment (sum of green cells)				\$395,300,000				

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 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 C: Employment Information

Date 6/28/2021

Applicant Name Excel Advantage Services, LLC ISD Name CHILDRESS ISD NO. 1280

Form 50-296A

Revised October 2020

ISD Name CHILDRESS ISD NO. 1280		Construction		Non-Qualifying Jobs	Ion-Qualifying Jobs Qualifying Jobs			
				Column A	Column B	Column C	Column D	Column E
Each year prior to start of	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)	A nnual wage of new qualifying jobs
Value Limitation Period Insert as many rows as necessary	0	2022-2023	2022	0	0	0	0	0
Each year prior to start of Value Limitation Period Insert as many rows as necessary	0	2023-2024	2023	300 FTEs	\$49,000.00	0	0	0
Each year prior to start of Value Limitation Period Insert as many rows as necessary	0	2024-2025	2024	350 FTEs	\$49,000.00	0	1 FTE	\$51,039.04
	1	2025-2026	2025	0	0	0	1 FTE	\$51,039.04
	2	2026-2027	2026	0	0	0	1 FTE	\$51,039.04
	3	2027-2028	2027	0	0	0	1 FTE	\$51,039.04
	4	2028-2029	2028	0	0	0	1 FTE	\$51,039.04
Value Limitation Period The qualifying time period could overlap the	5	2029-2030	2029	0	0	0	1 FTE	\$51,039.04
value limitation period.	6	2030-2031	2030	0	0	0	1 FTE	\$51,039.04
	7	2031-2032	2031	0	0	0	1 FTE	\$51,039.04
	8	2032-2033	2032	0	0	0	1 FTE	\$51,039.04
	9	2033-2034	2033	0	0	0	1 FTE	\$51,039.04
	10	2034-2035	2034	0	0	0	1 FTE	\$51,039.04
Years Following Value Limitation Period	11 through 25	2035-2036	2035	0	0	0	1 FTE	\$51,039.04

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

Texas Comptroller of Public Accounts

Data Analysis and Transparency Form 50-296-A

SECTION 16: Authorized Signatures and Applicant Certification

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

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

1. Authorized School District Representative Signature

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

print here	Carl Taylo	6-28-21
sign here	Print Name (Authorized School District Representative) Signature (Authorized School District Representative)	Title 6-29-24 Date

2. Authorized Company Representative (Applicant) Signature and Notarization

I am the authorized representative for the pusiness 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 Penas Coos. 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	MIGUEL OPERD	MANAGER
sign here 🖗	Print Name (Authorized Company Representative (Applicant)	(c. 23.2)
	Signature (Authorized Company Representative (Applicant))	Date

GIVEN under my hand and seal of office this, the

Daniel J. Otten
Comm.#HH003316
Expires: May 25, 2024
Bonded Thru Aaron Notary

(Notary Seal)

Notative Public in and for the State of Texas

954-650-5550

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.

2001