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August 5, 2021

Via Electronic Mail: Ch313.apps@cpa.texas.gov
Local Government Assistance & Economic Analysis
Texas Comptroller of Public Accounts
Lyndon B. Johnson State Office Building
111 E. 17th Street
Austin, Texas 78774

Re: Application #1616 for Appraised Value Limitation on Qualified Property from Grasshopper Solar, LLC (the “Applicant”) to Haskell Consolidated Independent School District

First Year of Qualifying Time Period: January 1, 2023
First Year of Limitation Period: January 1, 2024

Dear Local Government Assistance and Economic Analysis Division:

Pursuant to your July 14th, 2021 request for additional information, please find attached Amendment #001 to Application #1616. The changes to the amended application pages are enumerated below.

1. *Section 4, Q6a: Question 6 is Yes. Please fill in question 6a.*
 - a. Section 4 Q6 has been revised to “**No**”—the Applicant is not a party to any other pending or active Chapter 313 agreement.
2. *Section 8, Q7: Please check Yes per Tab 5.*
 - a. Section 8, Q7 has been revised to “**Yes**”—the Applicant is evaluating other locations not in Texas for the proposed project.
3. *Section 12, Q1d: Please explain your answer of Yes or change to No.*
 - a. Section 12, Q1d has been revised to “**No**”—none of the proposed qualified property will be used to renovate, refurbish, upgrade, maintain, modify, improve, or functionally replace existing buildings or existing improvements inside or outside the project area.
4. *Section 12, Q3: According to Tab 16 the reinvestment zone has been created. Please show RZ on all maps and legends. Also update this section.*
 - a. Section 12, Q3 has been revised to “**Yes**.”
 - b. Maps in Tab 11 have been updated to include the Reinvestment Zone boundary.
5. *Section 12, Q3b: Please fill in.*

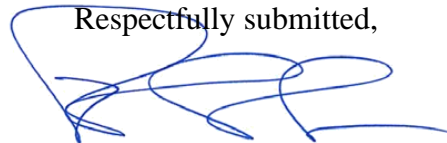
- a. Section 12, Q3b has been revised to reflect as not applicable.
6. *Section 14, Q4a,b,c and Q5,6,7: You must choose the regional wage, 5B. The wage data for 5A is not acceptable. It is too old. Please revise and update Tab 13 and Schedule C also. All 4 quarters for 2020 are available for All Jobs – All Industries.*
 - a. The Average Weekly Wage for “All Jobs – All Industries” in Section 14.4.a and Tab 13 has been updated.
 - b. The minimum wage the Applicant commits to pay has been updated to be based on the regional wage data, as requested.
7. *Tab 11: All maps: These should include a labelled project boundary, full county and ISD boundaries, the RZ zone, and the qualified property. They should also be reflected in the legend. Recognizable landmarks should be shown (i.e., highways, etc.). I need additional maps with a clear RZ zone (no modules). I need to see the entire Haskell CISD, county boundaries and a clear RZ Zone.*
 - a. The two maps in the original application have been updated, and a third “Reinvestment Zone” map has been included in Tab 11.
8. *Tabs 4, 7, 8: Please add Battery statement per the answer above in Tab 4: For solar projects with batteries, the Applicant needs to state that the batteries will ONLY be used to store electricity that is the subject of that particular application. Solar project batteries cannot be considered qualified property to which the limitation will apply if they store energy from another solar farm, or even the same one that spans multiple districts. Also, they cannot be used to take and store energy taken from the grid.*
 - a. Battery Energy Storage System (“BESS”) language has been added to Tabs 4, 7, and 8.
9. *Tabs 4, 7, 8: Please add the following “This application covers all qualified property in the reinvestment zone and project boundary within Haskell CISD necessary for commercial operations of the proposed solar farm. 100% of the Project will be located in the Haskell CISD.”*
 - a. The requested language has been added to Tabs 4, 7, and 8.
10. *Tab 5: Please note that the language in Tab 5 has been updated to reflect the Applicant’s plan to submit an interconnection application to ERCOT in the month of August.*
11. *Tab 14: Please note that Schedules A1 and C have been updated.*
12. *Is Grasshopper Solar, LLC currently known by any other project names? If so, please list any other names by which the project may have been known in the past (in media reports, investor presentations, or any listings with any federal or state agency).*
 - a. Grasshopper Solar, LLC is not currently known by any other names, nor was it known by any other names at any point previously.
13. *Has this project applied to ERCOT at this time? If so, please provide the project’s IGNR number and the date it was assigned.*

- a. The application will be submitted sometime in August, as reflected in Tab 5.

Additionally, please note that the contact information for Haskell Consolidated Independent School District has changed—Section 1 of the Application has been updated to reflect Mr. Lonnie Hise as the Superintendent of Schools. A new signature page is included with Mr. Hise's signature.

Thank you so much for your kind consideration to the foregoing. Please do not hesitate to contact me should you have any questions.

Respectfully submitted,



Rick L. Lambert

RLL;sl

cc: *Via Electronic Mail:* whester@haskellcad.com
Ms. Wanda Hester, Chief Appraiser, Haskell County Appraisal District

Via Electronic Mail: lhise@haskell.escl4.net
Mr. Lonnie Hise, Superintendent of Schools, Haskell CISD

Via Electronic Mail: lhise@haskell.escl4.net
Mr. Lonnie Hise, Superintendent Elect, Haskell CISD

Via Electronic Mail: jegoo@orsted.com
Ms. Jennifer Goodwillie, Senior Director of Development, Grasshopper Solar, LLC

Via Electronic Mail: lucbu@orsted.com
Mr. Lucas Buseck, Project Developer, Grasshopper Solar, LLC

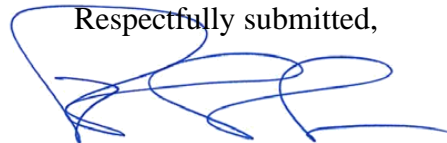
Via Electronic Mail: wjackson@cwlp.net
Mr. Wes Jackson, Partner, Cummings Westlake LLC

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Via Electronic Mail: lucbu@orsted.com
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Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-296-AApplication 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 Texas 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 completed application to the Comptroller, separating each section of the documents. 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's 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 and issue a certificate for a limitation on appraised value to the school board regarding the application 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 by the Comptroller), unless an extension is granted. The Comptroller and school district are authorized to request additional information from the applicant that is reasonably necessary to issue a certificate, complete the economic impact evaluation or consider the application at any time during the application review period.

Please visit the Comptroller's website to find out more about the program at comptroller.texas.gov/economy/local/ch313/. There are links to the Chapter 313 statute, rules, guidelines and forms. Information about minimum limitation values for particular districts and wage standards may also be found at that site.

SECTION 1: School District Information

1. Authorized School District Representative

Date Application Received by District

First Name

Last Name

Title

School District Name

Street Address

Mailing Address

City

State

ZIP

Phone Number

Fax Number

Mobile Number (optional)

Email Address

2. Does the district authorize the consultant to provide and obtain information related to this application?

☐

Yes

☐

No

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Form 50-296-ASECTION 2: Applicant Information (*continued*)4. Authorized Company Consultant (*If Applicable*)

First Name

Last Name

Title

Firm Name

Phone Number

Fax Number

Business Email Address

SECTION 3: Fees and Payments

1. Has an application fee been paid to the school district? ☐ Yes ☐ No

The total fee shall be paid at the same time the application is submitted to the school district. Any fees not accompanying the original application shall be considered supplemental payments.

- 1a. If yes, include all transaction information below. Include proof of application fee paid to the school district in **Tab 2**. Any confidential banking information provided will not be publicly posted.

Payment Amount

Transaction Type

Payor

Payee

Date transaction was processed

For the purpose of questions 2 and 3, "payments to the school district" include any and all payments or transfers of things of value made to the school district or to any person or persons in any form if such payment or transfer of thing of value being provided is in recognition of, anticipation of, or consideration for the agreement for limitation on appraised value.

2. Will any "payments to the school district" that you may make in order to receive a property tax value limitation agreement result in payments that are not in compliance with Tax Code §313.027(i)? ☐ Yes ☐ No ☐ N/A
3. If "payments to the school district" will only be determined by a formula or methodology without a specific amount being specified, could such method result in "payments to the school district" that are not in compliance with Tax Code §313.027(i)? ☐ Yes ☐ No ☐ N/A

SECTION 4: Business Applicant Information

1. What is the legal name of the applicant under which this application is made? _____
2. Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) _____
3. Parent Company Name **LLC**
4. Parent Company Tax ID _____
5. NAICS code _____
6. Is the applicant a party to any other pending or active Chapter 313 agreements? ☐ Yes ☐ No
- 6a. If yes, please list application number, name of school district and year of agreement
- _____

SECTION 5: Applicant Business Structure

1. Business Organization of Applicant (*corporation, limited liability corporation, etc*) _____
2. Is applicant a combined group, or comprised of members of a combined group, as defined by Tax Code §171.0001(7)? ☐ Yes ☐ No
- 2a. If yes, attach in **Tab 3** a copy of the most recently submitted 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.

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Form 50-296-A

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 _____
2. Estimated commencement of construction _____
3. Beginning of qualifying time period (MM/DD/YYYY). _____
4. First year of limitation (YYYY) _____
- 4a. For the beginning of the limitation period, notate which **one of the following** will apply according to provision of 313.027(a-1)(2):

☐ A. January 1 following the application date

☐ B. January 1 following the end of QTP

☐ C. January 1 following the commencement of commercial operations
5. Commencement of commercial operations _____

SECTION 10: The Property

1. County or counties in which the proposed project will be located _____
2. Central Appraisal District (CAD) that will be responsible for appraising the property _____
3. Will this CAD be acting on behalf of another CAD to appraise this property? ☐ 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): _____
(Name, tax rate and percent of project)

County: _____
(Name, tax rate and percent of project)

Hospital District: _____
(Name, tax rate and percent of project)

Other (describe): _____
(Name, tax rate and percent of project)

I&S (ISD): _____
(Name, tax rate and percent of project)

Other: _____

City: _____
(Name, tax rate and percent of project)

Water District: _____
(Name, tax rate and percent of project)

Other (describe): _____
(Name, tax rate and percent of project)

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Form 50-296-ASECTION 10: The Property *(continued)*

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

County: _____
(Incentive type, percentage, start and end year)City: _____
(Incentive type, percentage, start and end year)Hospital District: _____
(Incentive type, percentage, start and end year)Water District: _____
(Incentive type, percentage, start and end year)Other (describe): _____
(Incentive type, percentage, start and end year)Other (describe): _____
(Incentive type, percentage, start and end year)

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

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

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

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

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

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

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

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

Note: The property value limitation amount is based on property values available at the time of application and may change prior to the execution of any final agreement.

3. Does the qualified investment meet the requirements of Tax Code §313.021(1)?
- ☐
- Yes
- ☐
- No

4. Attach a description of the qualified investment [See §313.021(1).] The description must include:

- a 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**);
- 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
- 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:

- 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**);
- 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**);
- 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 reinvestment zone boundaries (**Tab 11**); and
- 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:
- legal description of the land (**Tab 9**);
 - 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**);
 - owner (**Tab 9**);
 - the current taxable value of the land, attach estimate if land is part of larger parcel (**Tab 9**); and
 - 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:
- evidence that the area qualifies as an enterprise zone as defined by the Governor's Office (**Tab 16**);
 - legal description of reinvestment zone (**Tab 16**);
 - order, resolution or ordinance establishing the reinvestment zone (**Tab 16**);
 - guidelines and criteria for creating the zone (**Tab 16**); and
 - 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? _____

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 (statement 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 statements 1 and 2 of this section, provide the following supporting information in **Tab 10**:
- maps and/or detailed site plan;
 - surveys;
 - appraisal district values and parcel numbers;
 - inventory lists;
 - existing and proposed property lists;
 - model and serial numbers of existing property; or
 - 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 statement 1): \$ _____
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 statement 2): \$ _____

Note: Investment for the property listed in statement 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.

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SECTION 14: Wage and Employment Information

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

Tab Item 4

Detailed Description of the Project

Grasshopper Solar, LLC (aka Grasshopper Solar) is requesting a Chapter 313 Appraised Value Limitation Agreement from Haskell Consolidated ISD for a proposed solar powered electric generating facility (the “Project”) to be constructed on private land entirely in Haskell Consolidated ISD on approximately 2,700.34 acres in Haskell County, Texas. This application covers all qualified property in the reinvestment zone and project boundary within Haskell CISD necessary for commercial operations of the proposed solar farm. 100% of the Project will be located in the Haskell CISD.

The installed capacity of the proposed project is expected to be approximately 310 megawatts (MWac). Solar equipment selection is ongoing at this time and has not been finalized. The exact number of PV panels and their capacity will vary depending upon the panels and the inverters selected, manufacturer’s availability and prices, ongoing engineering design optimization, and the final megawatt generating capacity of the Project when completed.

Construction of the Project is expected to commence in the fourth quarter of 2022 is anticipated to start commercial operations in the fourth quarter of 2023. Construction of the project will include the following: solar modules/panels, metal mounting system with tracking capabilities, battery or battery system, underground conduit, communication cables, electric collection system wiring, combiner boxes, DC-to-AC converter stations, a project substation including breakers, a transformer, and meters, overhead transmission lines, inverter boxes on concrete pads, operations and maintenance facility, fencing for safety and security, telephone and internet communication system, access and service roads, and meteorological equipment to measure solar radiation and weather conditions.

The Battery Energy Storage System (“BESS”) asset will be integrated into the solar energy generation Project and will be used, at certain times, to temporarily store electricity generated by the Project for the purpose of providing energy arbitrage and ancillary services for the ERCOT wholesale energy market, shifting the Project’s energy production to delivery times and reliability services where the grid needs it most.

Tab Item 5

Documentation to assist in determining if limitation is a determining factor

Grasshopper Solar is being developed by Orsted Onshore North America, LLC (Orsted”), as a developer, owner, and operator of solar and wind projects.

Orsted has successfully developed projects involving over \$1 billion in capital investments in some of the largest electricity markets in the United States, including California, Nebraska, New Jersey, South Dakota, and Texas.

The Applicant for this Project has entered into several contracts related to the project, including service agreements and scopes with various environmental consultants to assess the suitability of the site, and a request for studies leading to an interconnection agreement with the transmission provider. None of these contracts obligate Applicant to construct the Project, and each of these contracts may be terminated by Applicant without incurring any significant liability.

The Project will be applying to ERCOT in August 2021, therefore a GINR number has not been assigned.

The Applicant is a national wind and solar developer with the ability to locate projects of this type in other states within the United States and other regions within Texas with favorable solar characteristics. The Applicant is actively assessing and developing other projects outside of Texas that are competing for limited investment funds. In addition to its projects in Texas, the developer is assessing or developing projects in California, Nevada, Colorado, Texas, Nebraska, Illinois, Mississippi, Michigan, Missouri, Indiana, Florida, New York, Maryland, and Virginia. The appraised value limitation is critical to the ability of the Project to move forward in Haskell Consolidated ISD.

Without the use of the available tax incentives, the economics of the Project become far less attractive and the likelihood of selling the electricity at a competitive price will significantly decrease. The Applicant for this Project is competing against other developers who have been offered or are in the process of applying for Value Limitation Agreements with other school districts. Obtaining the limitation is critical to the economic and competitive viability of this Project. Without the limitation approval, the Applicant would likely terminate the Project, including the aforementioned contracts, purchases, leases, and limited improvements, in order to reallocate resources in areas with more favorable economics.

Tab Item 7

Description of Qualified Investment

Grasshopper Solar, LLC plans to construct a 310 MW solar farm (the “Project”) in Haskell County. This application covers all qualified property in the reinvestment zone and project boundary within Haskell Consolidated ISD necessary for commercial operations for the proposed solar farm. 100% of the Project will be located in the Haskell CISD. The Project area is expected to be approximately 2,700 acres.

The Applicant is requesting an appraised value limitation on all the property constructed or placed upon the real property within Haskell ISD. Solar equipment selection is ongoing at this time and has not been finalized. The exact number of PV panels and their capacity will vary depending upon the panels and the inverters selected, manufacturer’s availability and prices, ongoing engineering design optimization, and the final megawatt generating capacity of the Project when completed.

Construction of the project will include the following: solar modules/panels, metal mounting system with tracking capabilities, battery or battery system, underground conduit, communication cables, electric collection system wiring, combiner boxes, DC-to-AC converter stations, a project substation including breakers, a transformer, and meters, overhead transmission lines, inverter boxes on concrete pads, operations and maintenance facility, fencing for safety and security, telephone and internet communication system, access and service roads, and meteorological equipment to measure solar irradiation and weather conditions.

The Battery Energy Storage System (“BESS”) asset will be integrated into the solar energy generation Project and will be used, at certain times, to temporarily store electricity generated by the Project for the purpose of providing energy arbitrage and ancillary services for the ERCOT wholesale energy market, shifting the Project’s energy production to delivery times and reliability services where the grid needs it most.

Construction of the project is anticipated to begin in fourth quarter of 2022 with completion and commercial operation in the fourth quarter of 2023.

Tab Item 8

Description of Qualified Property

Grasshopper Solar, LLC plans to construct a 310 MW solar (the “Project”) in Haskell County. This application covers all qualified property in the reinvestment zone and project boundary within Haskell Consolidated ISD necessary for commercial operations for the proposed solar farm. 100% of the Project will be located in the Haskell CISD. The Project area is expected to be approximately 2,700 acres.

The Applicant is requesting an appraised value limitation on all the property constructed or placed upon the real property within Haskell ISD. Solar equipment selection is ongoing at this time and has not been finalized. The exact number of PV panels and their capacity will vary depending upon the panels and the inverters selected, manufacturer’s ability and prices, ongoing engineering design optimization, and the final megawatt generating capacity of the Project when completed.

Construction of the project will include the following: solar modules/panels, metal mounting system with tracking capabilities, battery or battery system, underground conduit, communication cables, electric collection system wiring, combiner boxes, DC-to-AC converter stations, a project substation including breakers, a transformer, and meters, overhead transmission lines, inverter boxes on concrete pads, operations and maintenance facility, fencing for safety and security, telephone and internet communication system, access and service roads, and meteorological equipment to measure solar irradiation and weather conditions.

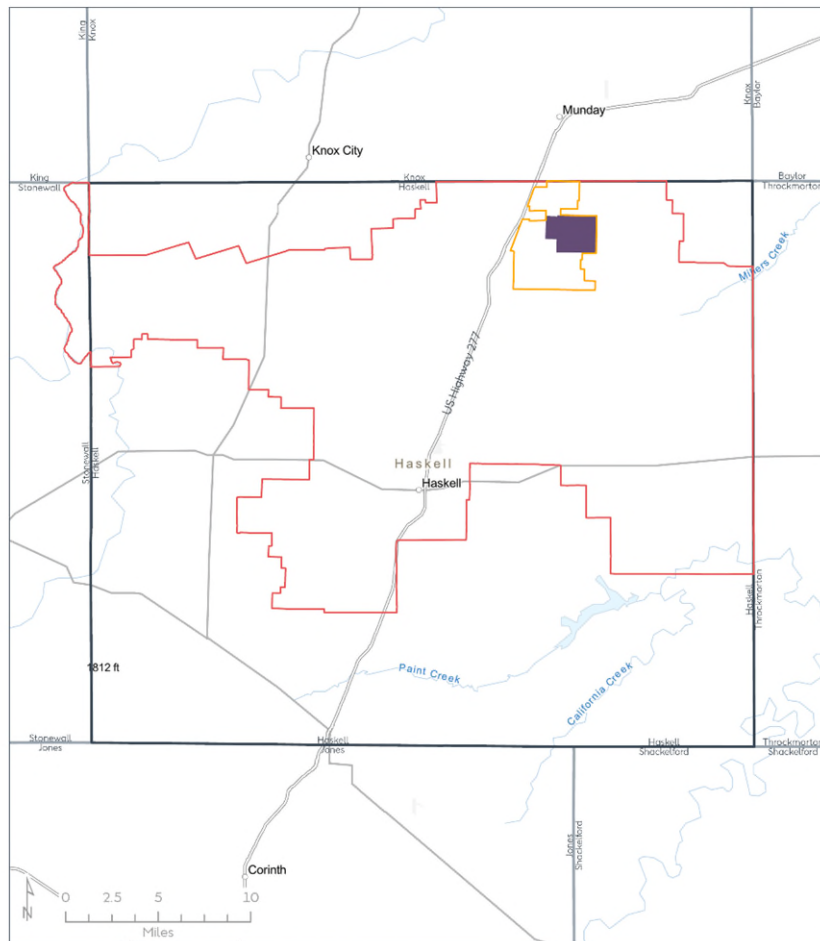
The Battery Energy Storage System (“BESS”) asset will be integrated into the solar energy generation Project and will be used, at certain times, to temporarily store electricity generated by the Project for the purpose of providing energy arbitrage and ancillary services for the ERCOT wholesale energy market, shifting the Project’s energy production to delivery times and reliability services where the grid needs it most.

Construction of the project is anticipated to begin in fourth quarter of 2022 with completion and commercial operation in fourth quarter of 2023.

Tab 11

Maps

Vicinity Map includes School District Boundaries, County Boundaries, and Project Boundary



Grasshopper Solar Project

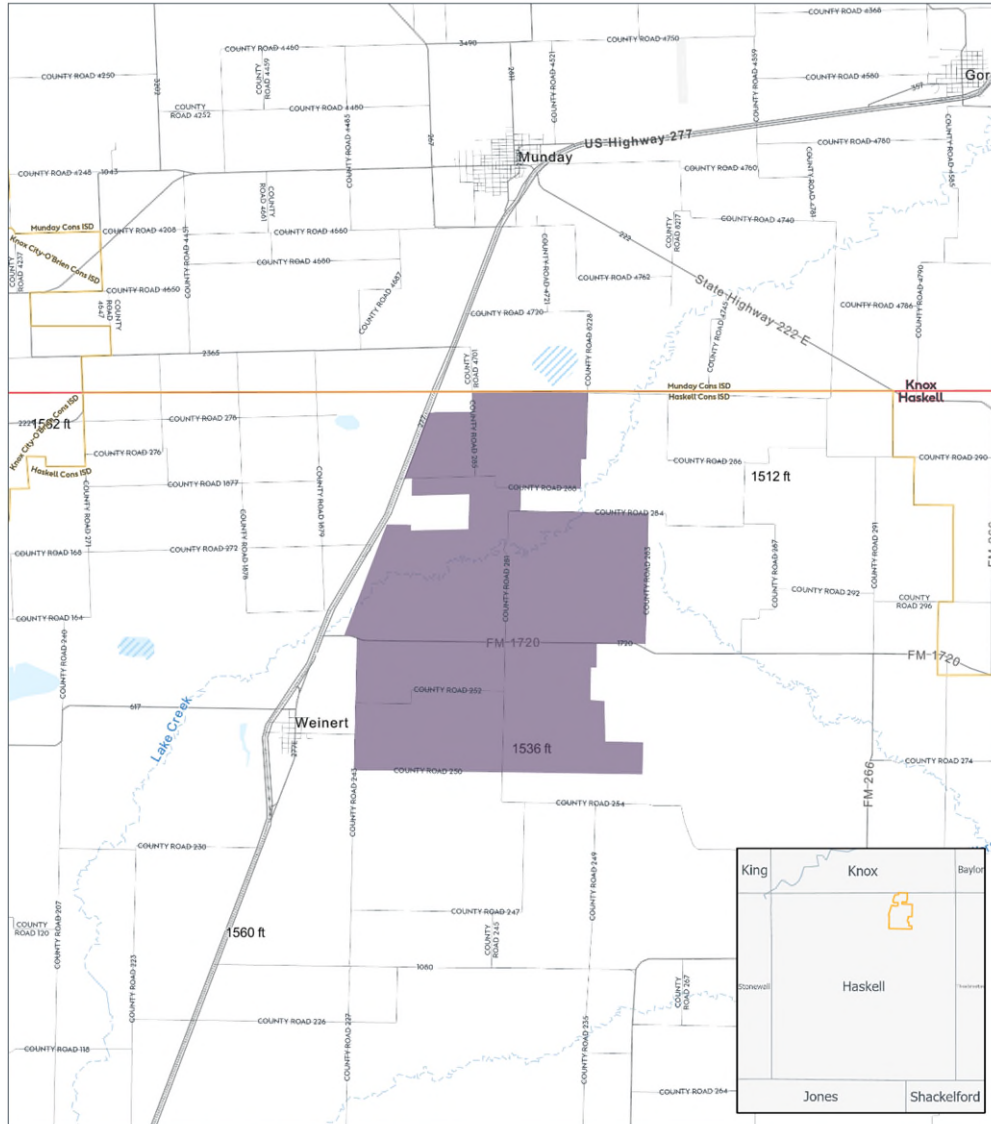
Haskell Cons. ISD Vicinity Map
July 2021

Not for construction. Map for reference and discussion purposes only.

- Haskell Cons ISD
- Reinvestment Zone
- Project Boundary in Haskell Cons ISD
- Haskell County Boundary



Maps (Cont.) Reinvestment Zone



Grasshopper Solar Project

Tab 16 - Reinvestment Zone Map
July 2021



Not for construction. Map for reference and discussion purposes only.

- School District Boundaries
- Reinvestment Zone
- County Boundaries



Tab Item 13**Calculation of three possible wage requirements with TWC documentation**

Quarterly Employment and Wages (QCEW)
Average Weekly Wage for All Jobs (All Industries) In Haskell County

| Year | Period | Area | Ownership | Ind-Code | Industry | Avg. Weekly Wages |
|---------|---------|---------|-----------|----------|-----------------------|-------------------|
| 2020 | 1st Qtr | Haskell | Total All | 10 | Total, All Industries | \$796 |
| 2020 | 2nd Qtr | Haskell | Total All | 10 | Total, All Industries | \$722 |
| 2020 | 3rd Qtr | Haskell | Total All | 10 | Total, All Industries | \$732 |
| 2020 | 4th Qtr | Haskell | Total All | 10 | Total, All Industries | \$787 |
| Average | | | | | | \$759.25 |

110% of \$759.25 = \$835.18

| Drag a column header and drop it here to group by that column | | | | | | | |
|---|--------|---------|-----------|---------------|-----------------------|---------------------|--|
| Year | Period | Area | Ownership | Industry Code | Industry | Average Weekly Wage | |
| 2020 | 01 | Haskell | Total All | 10 | Total, All Industries | 796 | |
| 2020 | 02 | Haskell | Total All | 10 | Total, All Industries | 722 | |
| 2020 | 03 | Haskell | Total All | 10 | Total, All Industries | 732 | |
| 2020 | 04 | Haskell | Total All | 10 | Total, All Industries | 787 | |

Quarterly Employment and Wages (QCEW)

Average Weekly Wage for Manufacturing Jobs in Haskell County

| Year | Period | Area | Ownership | Ind-Code | Industry | Avg. Weekly Wages |
|---------|---------------------|---------|-----------|----------|---------------|-------------------|
| 2020 | 1st Qtr | Haskell | Total All | 31-33 | Manufacturing | \$771 |
| 2019 | 4th Qtr | Haskell | Total All | 31-33 | Manufacturing | \$944 |
| 2019 | 1st Qtr | Haskell | Total All | 31-33 | Manufacturing | \$774 |
| 2018 | 2 nd Qtr | Haskell | Total All | 31-33 | Manufacturing | \$679 |
| Average | | | | | | \$792.00 |

$$110\% \text{ of } \$792.00 = \$871.20$$

| Year | × | Period | × | Area | × | Ownership | × | Industry Code | × | Industry | × | Average Weekly Wage | × |
|------|---|--------|---|---------|---|-----------|---|---------------|---|---------------|---|---------------------|---|
| Year | ▼ | Period | ▼ | Area | ▼ | Ownership | ▼ | Industry Code | ▼ | Industry | ▼ | Average Weekly Wage | ▼ |
| 2019 | | 04 | | Haskell | | Total All | | 31-33 | | Manufacturing | | 944 | |
| 2019 | | 01 | | Haskell | | Total All | | 31-33 | | Manufacturing | | 774 | |
| 2020 | | 01 | | Haskell | | Total All | | 31-33 | | Manufacturing | | 771 | |
| 2018 | | 01 | | Haskell | | Total All | | 31-33 | | Manufacturing | | 653 | |
| 2018 | | 02 | | Haskell | | Total All | | 31-33 | | Manufacturing | | 679 | |

Quarterly Employment and Wages (QCEW)

Regional Wage Rate

| | Year | COG Number | Avg Weekly Wages | Annualized |
|--------------|------|------------|------------------|------------|
| West Central | 2019 | 7 | \$873.19 | \$45,406 |

$$110\% \text{ of } \$873.19 = \$960.51$$

$$\$960.51 * 52 = \$49,946.52$$

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

| COG | COG Number | Wages | |
|---|------------|---------|----------|
| | | 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 |

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 Item 14

Form 50-296A, Schedules A-C Attached.

| 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 | 0 | Year preceding the first complete tax year of the qualifying time period (assuming no deferrals of qualifying time period) | 2022 | 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 | 2023-2024 | 2023 | \$ 263,000,000.00 | \$ 500,000.00 | \$ - | | \$ 263,500,000.00 |
| | QTP2/VLP1 | 2024-2025 | 2024 | \$ - | - | \$ - | | \$ - |
| Total Investment through Qualifying Time Period [ENTER this row in Schedule A2] | | | | \$ 263,000,000.00 | \$ 500,000.00 | - | | \$ 263,500,000.00 |
| | | | | Enter amounts from TOTAL row above in Schedule A2 | | | | |
| Total Qualified Investment (sum of green cells) | | | | \$ 263,500,000.00 | | | | |

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 C: Employment Information

Date

Applicant Name

Grasshopper Solar, LLC

Form 50-296A

ISD Name

Haskell Consolidated ISD

Revised October 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 <i>Insert as many rows as necessary</i> | 0 | 2021-2022 | 2021 | N/A | N/A | N/A | N/A | N/A |
| Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i> | 0 | 2022-2023 | 2022 | N/A | N/A | N/A | N/A | N/A |
| Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i> | QTP1 | 2023-2024 | 2023 | 210 FTE | \$ 40,000.00 | 0 | 0 | N/A |
| Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i> | VLP1/QTP2 | 2024-2025 | 2024 | N/A | N/A | 0 | 2 | \$ 49,947.00 |
| | 2 | 2025-2026 | 2025 | N/A | N/A | 0 | 2 | \$ 49,947.00 |
| | 3 | 2026-2027 | 2026 | N/A | N/A | 0 | 2 | \$ 49,947.00 |
| | 4 | 2027-2028 | 2027 | N/A | N/A | 0 | 2 | \$ 49,947.00 |
| | 5 | 2028-2029 | 2028 | N/A | N/A | 0 | 2 | \$ 49,947.00 |
| | 6 | 2029-2030 | 2029 | N/A | N/A | 0 | 2 | \$ 49,947.00 |
| | 7 | 2030-2031 | 2030 | N/A | N/A | 0 | 2 | \$ 49,947.00 |
| | 8 | 2031-2032 | 2031 | N/A | N/A | 0 | 2 | \$ 49,947.00 |
| | 9 | 2032-2033 | 2032 | N/A | N/A | 0 | 2 | \$ 49,947.00 |
| | 10 | 2033-2024 | 2033 | N/A | N/A | 0 | 2 | \$ 49,947.00 |
| Years Following Value Limitation Period | 11 through 25 | 2034-2049 | 2034-2048 | N/A | N/A | 0 | 2 | \$ 49,947.00 |

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.

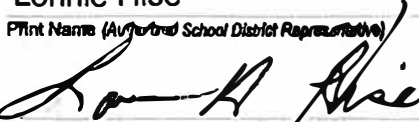
1. Authorized School District Representative Signature

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

Lonnie Hise

Print Name (Authorized School District Representative)

sign
here


Signature (Authorized School District Representative)

Superintendent of Schools

Title

8/5/2021

Date

2. Authorized Company Representative (Applicant) Signature and Notarization

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

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

print
here


Print Name (Authorized Company Representative (Applicant))

sign
here

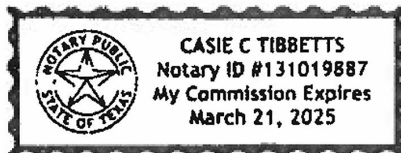

Signature (Authorized Company Representative (Applicant))

SENIOR VICE PRESIDENT

Title

8/2/21

Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

2nd day of August, 2021


Notary Public in and for the State of Texas

My Commission expires: 3/21/2025

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.