UNDERWOOD

FRED STORMER
Phone: 806.379.0306
Fax: 806.379.0316
www.uwlaw.com
Fred.Stormer@uwlaw.com

ADDRESS:
500 S. Taylor Street
Suite 1200, LB 233
Amarillo, TX 79101-2446
MAILING ADDRESS:
P.O. Box 9158
Amarillo, TX 79105-9158

August 31, 2021

John Villarreal
Stephanie Jones
Economic Development and Analysis Division
Texas Comptroller of Public Accounts
111 E. 17th St.
Austin, TX 78774

Via Email

Re: 313 Application from Yellow House Solar, LLC to Sudan ISD for Phase I

Dear John and Stephanie:

Enclosed please find an application for appraised value limitation on qualified property, along with the schedules in Excel format, submitted to Sudan ISD on August 26, 2021 by Yellow House Solar, LLC for Phase I of its project.

The Sudan ISD Board accepted for consideration the application on August 26, 2021. The application was determined to be complete by the District on August 31, 2021. We ask that the Comptroller's Office prepare the economic impact report for this application.

A copy of the application will also be submitted to the Lamb County Appraisal District in accordance with 34 Tex. Admin. Code §9.1054. Please feel free to contact me if you have any questions or concerns.

Sincerely,

Fred A. Stormer

Encl.

Fred A. Stormer

cc: Chief Appraiser, Lamb County Appraisal District ***via email:lambcad@windstream.net***
Anthony Pedroni, VP Development ***via email: anthony.pedroni@nexteraeenergy.com***
Ian Evans, Project Manager ***via email: ian.evans@nee.com***
Mike Fry, KE Andrews ***via email: mfry@keatax.com***
Scott Harrell, Superintendent, Sudan ISD

Yellow House Solar, LLC

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

2424 Ridge Road
Rockwall, TX 75087
469.298.1594
www.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 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

August 26, 2021
Date Application Received by District

Scott
First Name

Harrell
Last Name

Superintendent
Title

Sudan ISD
School District Name

107 W. Highway 303
Street Address

P.O. Box 249
Mailing Address

Sudan
City

Texas
State

79371
ZIP

806-227-2431
Phone Number

806-227-2146
Fax Number

N/A
Mobile Number (optional)

scottharrell@sudanisd.net
Email Address

2. Does the district authorize the consultant to provide and obtain information related to this application? . . . . . ☑ Yes ☐ No

SECTION 1: School District Information *(continued)*

3. Authorized School District Consultant *(If Applicable)*

First Name	Last Name
Fred	Stormer

Title: Shareholder

Firm Name: Underwood Law Firm, P.C.

Phone Number	Fax Number
806-379-0306	806-379-0316

Mobile Number *(optional)*	Email Address
N/A	fred.stormer@uwlaw.com

4. On what date did the district determine this application complete? . . . . . August 31, 2021

SECTION 2: Applicant Information

1. Authorized Company Representative *(Applicant)*

First Name	Last Name
Anthony	Pedroni

Title	Organization
VP of Development	NextEra Energy Resources

Street Address: 700 Universe Blvd., Juno Beach, FL 33408

Mailing Address: 700 Universe Blvd.

City	State	ZIP
Juno Beach	FL	33408

Phone Number	Fax Number
561-691-7171	N/A

Mobile Number *(optional)*	Business Email Address
N/A	anthony.pedroni@nexteraenergy.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	Last Name
Ian	Evans

Title	Organization
Project Manager	NextEra Energy Resources

Street Address: 700 Universe Blvd. Juno Beach, FL 33408

Mailing Address: 700 Universe Blvd.

City	State	ZIP
Juno Beach	FL	33408

Phone Number	Fax Number
561-353-3216	561-324-6743

Mobile Number *(optional)*	Business Email Address
N/A	ian.evans@nee.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)*

Mike	Fry
First Name	Last Name
Director-Energy Services	
Title	
KE Andrews	
Firm Name	
469-298-1594	N/A
Phone Number	Fax Number
mfry@keatax.com	
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.

$ 75,000.00	Check
Payment Amount	Transaction Type
NextEra Energy Resources	Sudan ISD
Payor	Payee
August 26, 2021	
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? Yellow House Solar, LLC
2. Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 *(11 digits)* 32080318523
3. Parent Company Name NextEra Energy
4. Parent Company Tax ID 32074667869
5. 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; Sudan ISD; 2026

SECTION 5: Applicant Business Structure

1. 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 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.

SECTION 5: Applicant Business Structure *(continued)*

2b. Texas Franchise Tax Reporting Entity Taxpayer Name

Yellow House Solar, LLC

2c. Reporting Entity Taxpayer Number

32080318523

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	December 1, 2021
2.	Estimated commencement of construction	January 1, 2022
3.	Beginning of qualifying time period (MM/DD/YYYY)	January 1, 2023
4.	First year of limitation (YYYY)	January 1, 2025

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 ..... December 31, 2024

SECTION 10: The Property

1. County or counties in which the proposed project will be located: Lamb County
2. Central Appraisal District (CAD) that will be responsible for appraising the property: Lamb 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):	Sudan ISD, .9664; 100%	I&S (ISD):	Sudan ISD, .145; 100%
	(Name, tax rate and percent of project)		*(Name, tax rate and percent of project)*
County:	Lamb County, .7943; 100%	City:	N/A
	(Name, tax rate and percent of project)		*(Name, tax rate and percent of project)*
Hospital District:	N/A	Water District:	High Plains Water Dist., .0055; 100%
	(Name, tax rate and percent of project)		*(Name, tax rate and percent of project)*
Other *(describe)*:	N/A	Other *(describe)*:	N/A
	(Name, tax rate and percent of project)		*(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, 65%; 2025-2034 *(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? . . . . . $ 20,000,000.00

2. What is the amount of appraised value limitation for which you are applying? . . . . . $ 25,000,000.00

   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 reinvestment zone 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 an 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 (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**:
   - 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 statement 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 statement 2): . . . . . $ 0.00

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.

SECTION 14: Wage and Employment Information

1. What is the number of new qualifying jobs you are committing to create? 2
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 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 . . . . . $ 864.75

   b. Qualifying job wage minimum option §313.021(5)(A)
   -110% of the average weekly wage for manufacturing jobs in the county is . . . . . $ 1,173.98

   c. Qualifying job wage minimum option §313.021(5)(B)
   -110% of the average weekly wage for manufacturing jobs in the region is . . . . . $ 898.47

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? . . . . . $ 46,720.30
7. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? . . . . . $ 46,720.30
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 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

In it its entirety, Yellow House Solar, LLC is a 1,000 MW/AC solar electric generation facility that will be located in western Lamb County in northeastern Sudan Independent School District. The facility will feature 1,262,136 photovoltaic panels and 157 central inverters. Yellow House Solar, LLC is a two-phased project. The contents of this application is the installment of 500 MW/AC of total capacity or "Phase I." The remaining 500 MW/AC or "Phase II" will be located in Sudan Independent School District.

Yellow House Solar, LLC is being developed by NextEra Energy Resources Development, LLC. NextEra Energy is the world's largest producer of wind and solar energy, with nearly $55 billion in new infrastructure investment planned through 2022 and 45,500 megawatts of net generating capacity.

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

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 2020, Texas ranked 2nd 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 Yellow House Solar, 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 locations where NextEra Energy is currently active including Oklahoma, Colorado, and California. Thus, an appraised value limitation agreement between Yellow House Solar, LLC and Sudan Independent School District is the determining factor in the decision to locate this facility within the state of Texas.

Please note: The is a GEN - Replacement Project. Did not refile with SPP
Additionally, this project was previously referred to as "Tolk Solar"

[1] Solar Energy Industries Association

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)

Not Applicable.

Tab 7: Description of Qualified Investment

Yellow House Solar, LLC is a 500 MW/AC solar electric generation facility that will be located in western Lamb County in northeastern Sudan Independent School District. Within Sudan ISD, the facility will feature 1,262,136 photovoltaic panels and 157 central inverters.

Yellow House Solar, LLC requests that the limitation covers all qualified investment and qualified property located within Sudan 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

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

Tab 8: Description of Qualified Property

Yellow House Solar, LLC is a 500 MW/AC solar electric generation facility that will be located in western Lamb County in northeastern Sudan Independent School District. Within Sudan ISD, the facility will feature 1,262,136 photovoltaic panels and 157 central inverters.

Yellow House Solar, LLC requests that the limitation covers all qualified investment and qualified property located within Sudan 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

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

Tab 9: Description of Land

Not Applicable.

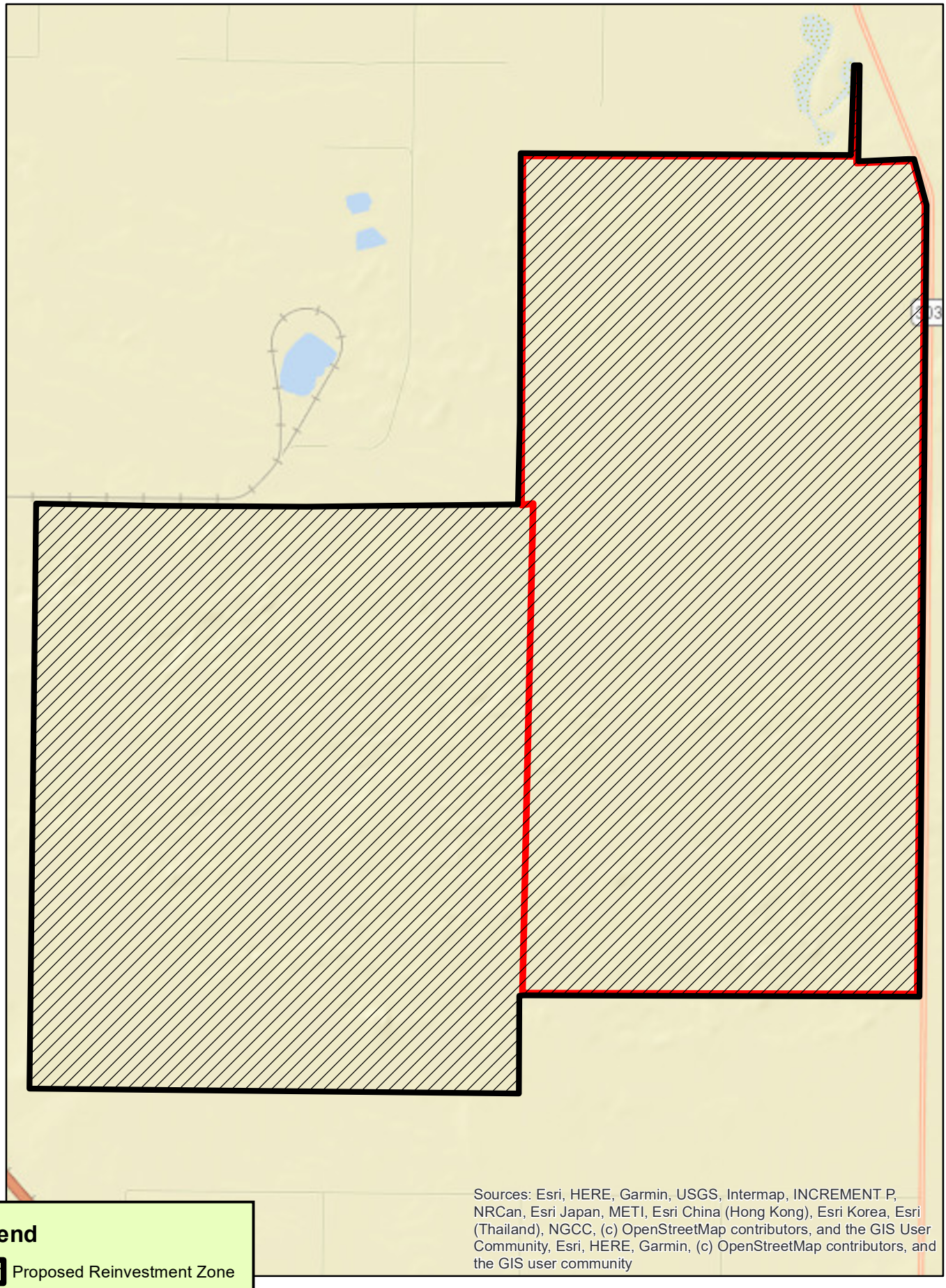
Tab 10: Description of All Property Not Eligible to Become Qualified Property (if applicable)

Not Applicable.

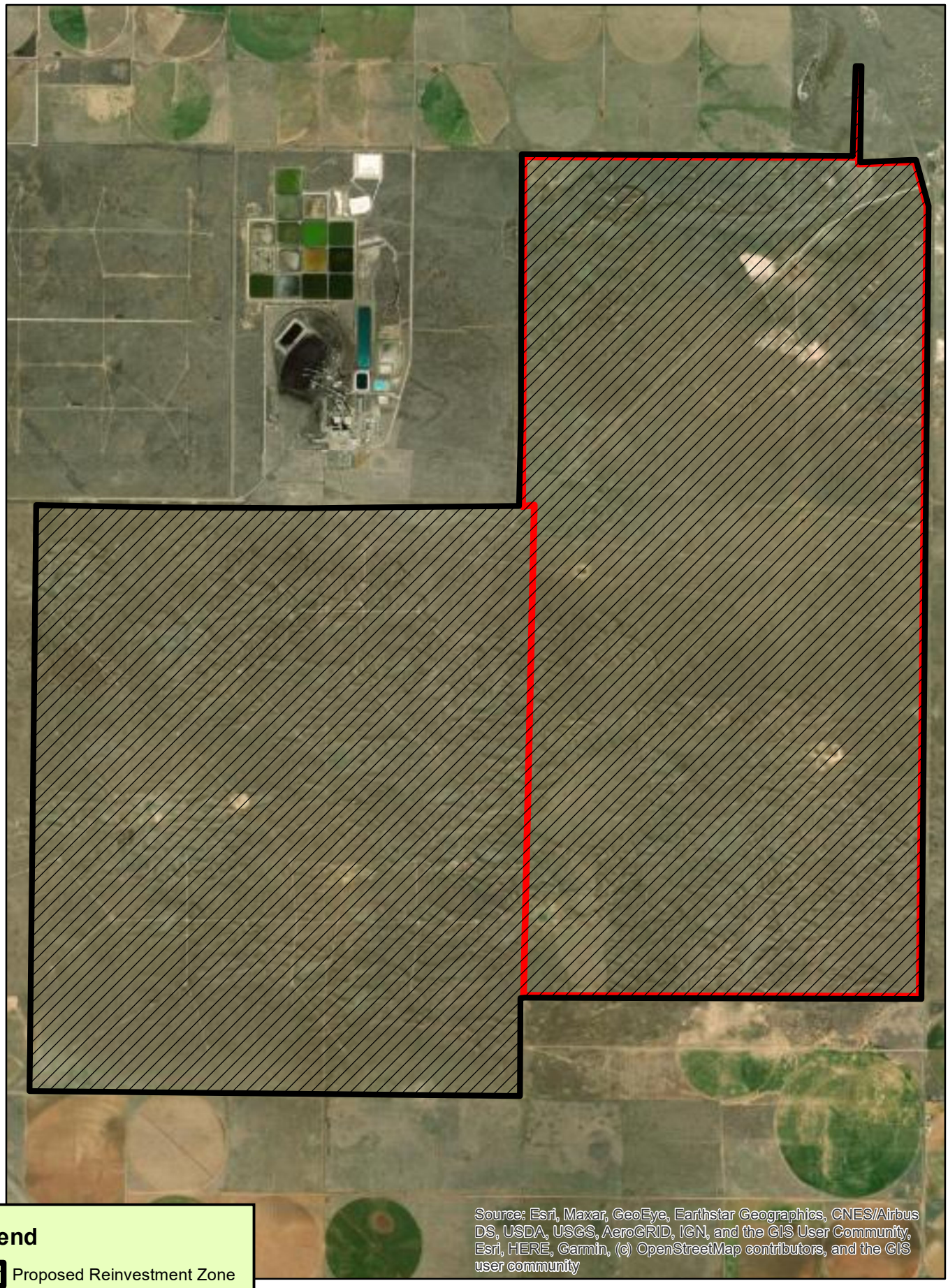
Tab 11: Maps

Please See Attached.

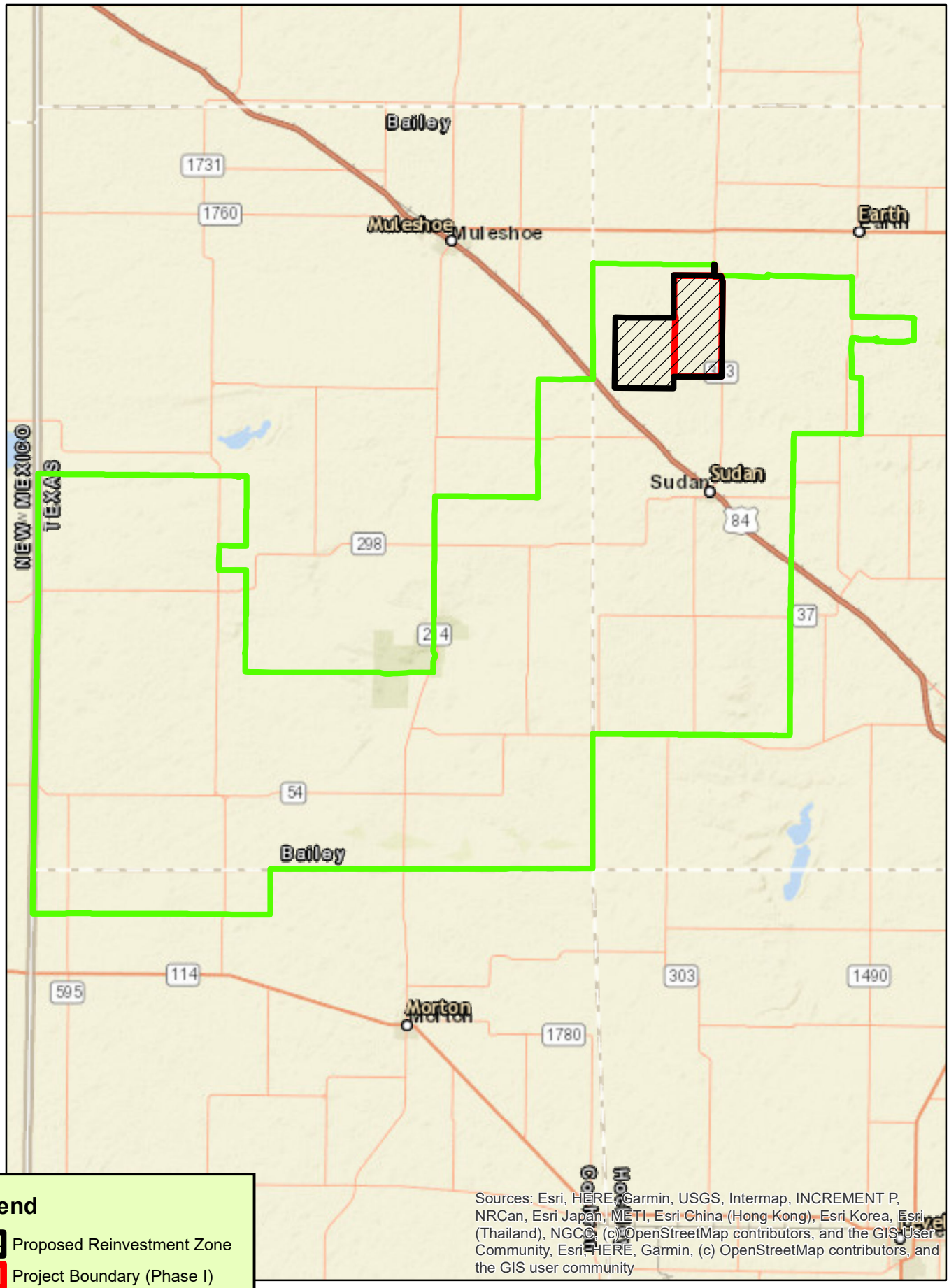
Yellow House Solar, LLC



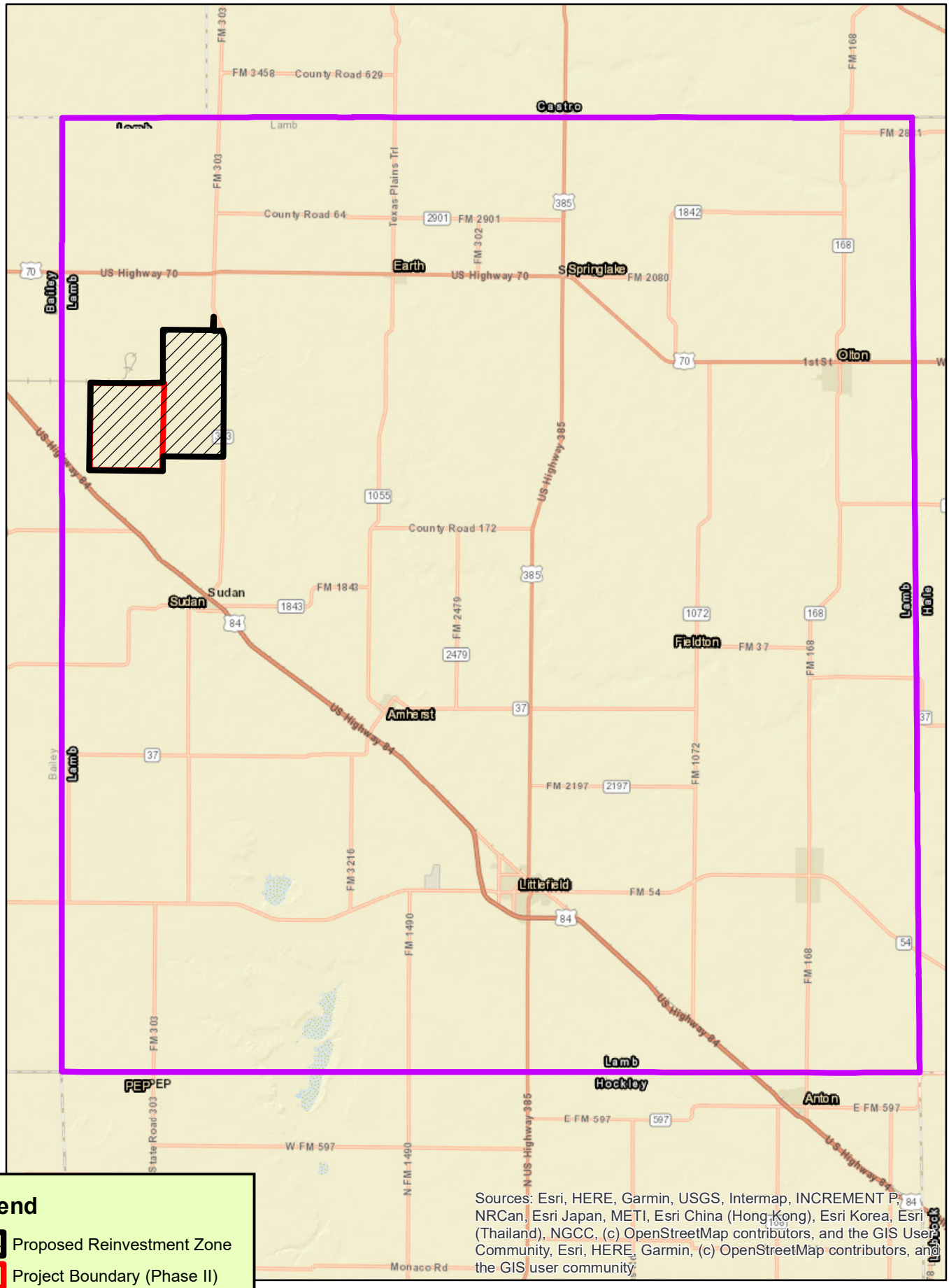
Yellow House Solar, LLC



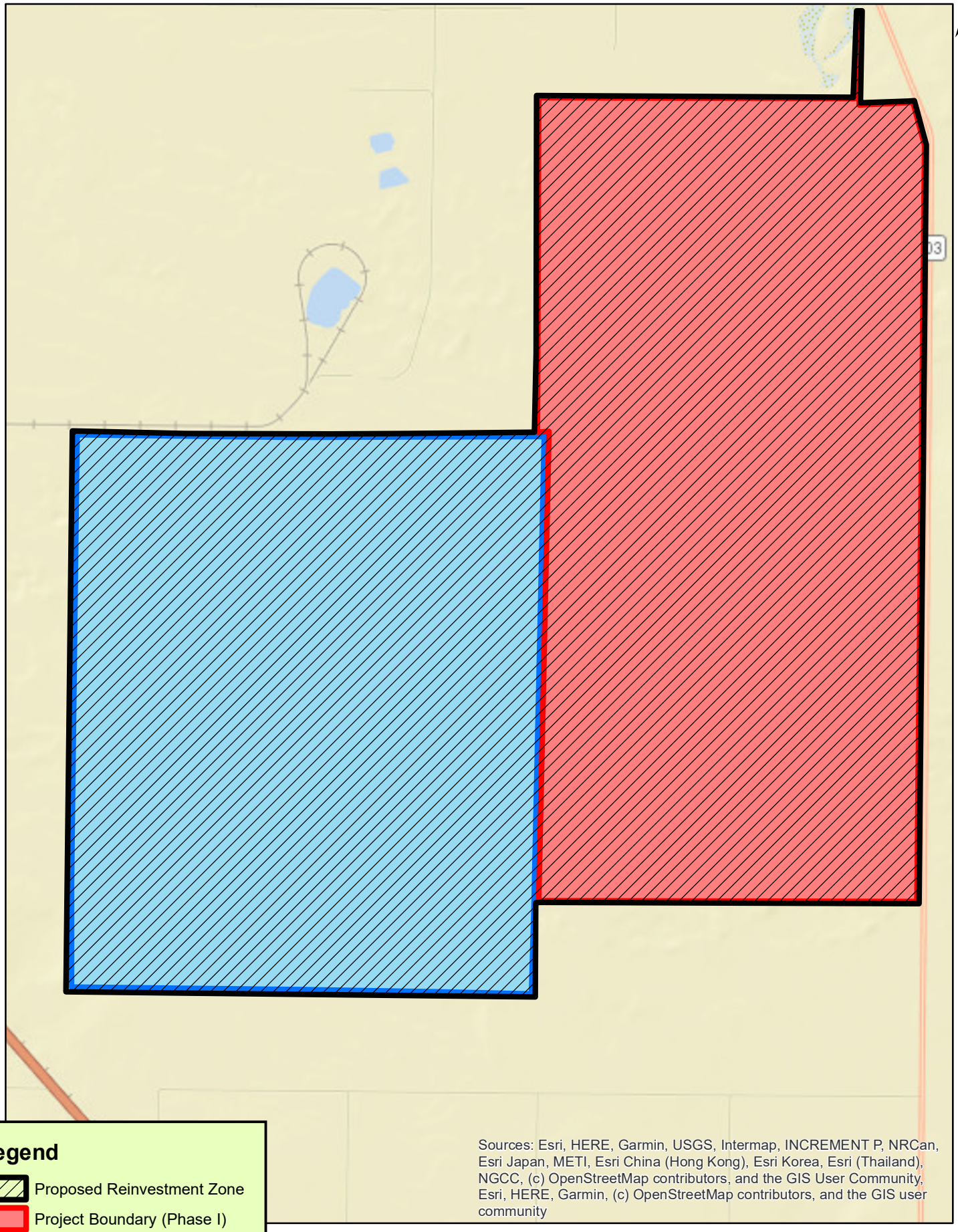
Yellow House Solar, LLC



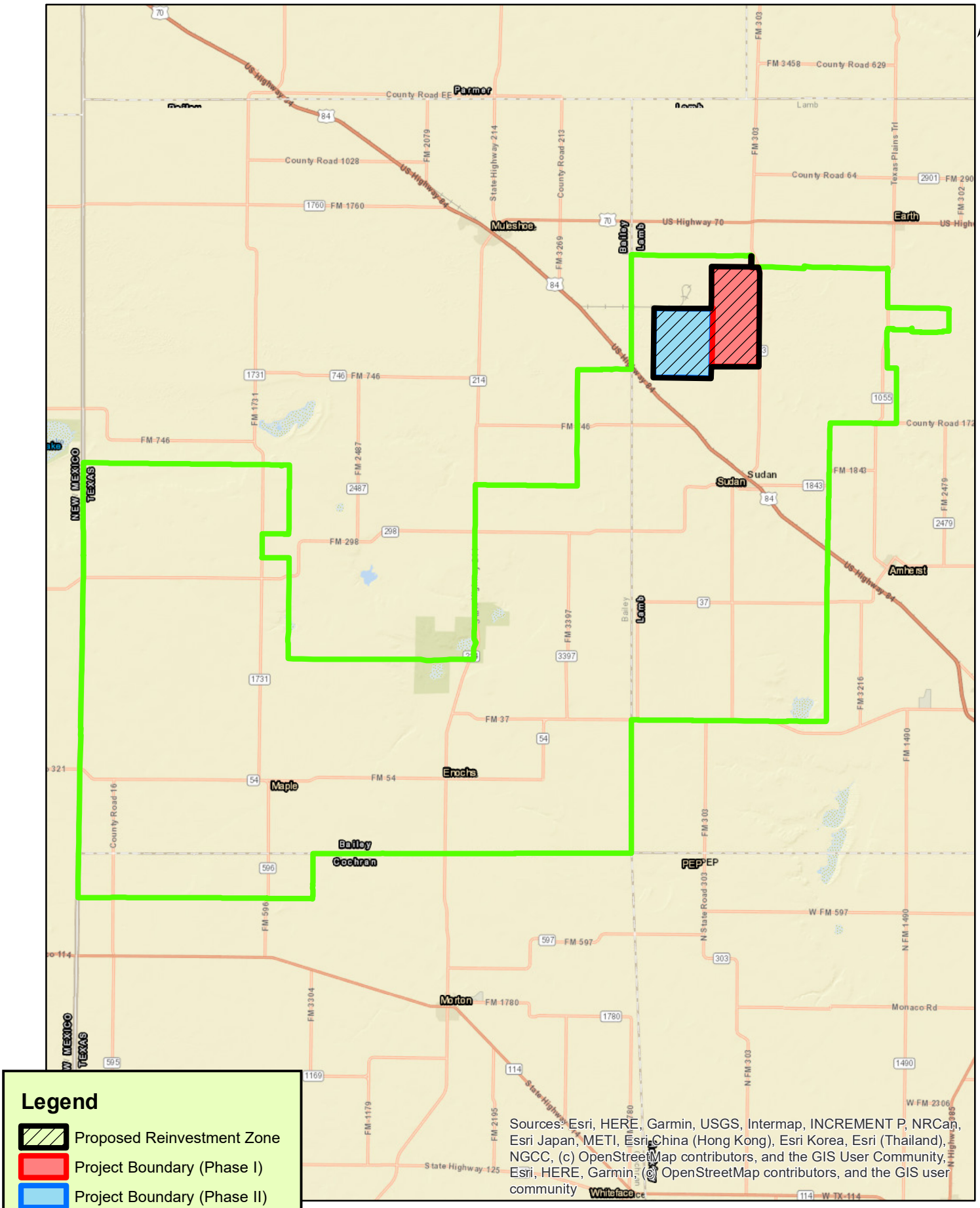
Yellow House Solar, LLC



Yellow House Solar, LLC



Yellow House Solar, LLC



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

Please See Attached.

Sudan Independent School District
ATT: Scott Harrell
P.O. Box 249
Sudan, Texas 79371

August 15, 2021

RE: Yellow House Solar, LLC Application for Appraised Value Limitation on Qualified Property Job Waiver Request

Dear Superintendent Harrell:

Yellow House Solar, LLC is requesting that Sudan 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.

Yellow House Solar, LLC requests that Sudan ISD makes such finding and waive the job creation requirement for 10 permanent jobs. Yellow House Solar, LLC has committed to create 2 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 Yellow House Solar, LLC or by the contractor it employs to operate and maintain the facility.

Renewable energy project create many jobs during the development of the facility. It is anticipated that 200-300 construction jobs will be created by Yellow House Solar, 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 250 MW.

Yellow House Solar, 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 Sudan ISD, Lamb 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.

Sincerely,

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: Lamb County Average Weekly Wage: $864.75

Quarter	*Area*	*Ownership*	*Industry*	*Average Weekly Wage*
Q2 2020	*Lamb County, TX*	*Total All*	*All Industries*	*$833.00*
Q3 2020	*Lamb County, TX*	*Total All*	*All Industries*	*$831.00*
Q4 2020	*Lamb County, TX*	*Total All*	*All Industries*	*$952.00*
Q1 2021	*Lamb County, TX*	*Total All*	*All Industries*	*$843.00*

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
2020	01	Lamb	Total All	Total, All Industries	822
2020	02	Lamb	Total All	Total, All Industries	833
2020	03	Lamb	Total All	Total, All Industries	831
2020	04	Lamb	Total All	Total, All Industries	952
2021	01	Lamb	Total All	Total, All Industries	843

Calculation 2: 110% Lamb County Average Manufacturing Weekly: $1,173.98

Quarter	*Area*	*Ownership*	*Industry*	*Average Weekly Wage*
Q2 2020	*Lamb County, TX*	*Private*	*Manufacturing*	*$989.00*
Q3 2020	*Lamb County, TX*	*Private*	*Manufacturing*	*$1,119.00*
Q4 2020	*Lamb County, TX*	*Private*	*Manufacturing*	*$1,171.00*
Q1 2021	*Lamb County, TX*	*Private*	*Manufacturing*	*$990.00*

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
2020	01	Lamb	Private	Manufacturing	1,092
2020	02	Lamb	Private	Manufacturing	989
2020	03	Lamb	Private	Manufacturing	1,119
2020	04	Lamb	Private	Manufacturing	1,171
2021	01	Lamb	Private	Manufacturing	990

Calculation 3: 110% Regional Manufacturing Wage: $898.47 weekly or $46,720.30 annually

2020 Manufacturing Average Wages by Council of Government Region
Wages for All Occupations

COG	COG Number	Wages	
		Hourly	Annual
Panhandle Regional Planning Commission	1	$23.32	$48,501
South Plains Association of Governments	2	$20.42	$42,473
NORTEX Regional Planning Commission	3	$20.64	$42,928
North Central Texas Council of Governments	4	$32.34	$67,261
Ark-Tex Council of Governments	5	$21.30	$44,299
East Texas Council of Governments	6	$29.28	$60,904
West Central Texas Council of Governments	7	$21.54	$44,797
Rio Grande Council of Governments	8	$19.02	$39,552
Permian Basin Regional Planning Commission	9	$22.57	$46,945
Concho Valley Council of Governments	10	$27.28	$56,739
Heart of Texas Council of Governments	11	$23.41	$48,696
Capital Area Council of Governments	12	$29.96	$62,326
Brazos Valley Council of Governments	13	$18.41	$38,286
Deep East Texas Council of Governments	14	$21.07	$43,829
South East Texas Regional Planning Commission	15	$27.38	$56,957
Houston-Galveston Area Council	16	$29.83	$62,050
Golden Crescent Regional Planning Commission	17	$22.09	$45,945
Alamo Area Council of Governments	18	$27.45	$57,101
South Texas Development Council	19	$19.20	$39,945
Coastal Bend Council of Governments	20	$35.39	$73,603
Lower Rio Grande Valley Development Council	21	$20.70	$43,056
Texoma Council of Governments	22	$19.18	$39,897
Central Texas Council of Governments	23	$21.34	$44,390
Middle Rio Grande Development Council	24	$22.98	$47,809
Texas		$28.00	$58,233

Calculated by the Texas Workforce Commission Labor Market and Career Information Department.
Data published: August 2021.
Data published annually, next update will likely be July 31, 2022
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 and Wage Statistics (OEWS) 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 completed and signed Economic Impact (if applicable)

Please See Attached.

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

Date 8/15/2021
Applicant Name Yellow House Solar, LLC
ISD Name Sudan ISD

Form 50-296A
Revised October 2020

PROPERTY INVESTMENT AMOUNTS

(Estimated Investment in each year. Do not put cumulative totals.)

	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	Column A: New investment (original cost) in **tangible personal property** placed in service during this year that will become Qualified Property	Column B: New investment made during this year in **buildings or permanent nonremovable components of buildings** that will become Qualified Property	Column C: Other new investment made during this year that will not become Qualified Property [SEE NOTE]	Column D: Other new investment made during this year that may become Qualified Property [SEE NOTE]	Column E: **Total Investment** (Sum of Columns A+B+C+D)
Investment made before filing complete application with district		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		2022-2023	2022					
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period		2023-2024	2023	$ 109,000,000.00				$ 109,000,000.00
Complete tax years of qualifying time period	QTP1	2024-2025	2024	$ 326,500,000.00	$ 500,000.00			$ 327,000,000.00
	QTP2	2025-2026	2025					
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				$ 435,500,000.00	$ 500,000.00			$ 436,000,000.00

Enter amounts from TOTAL row above in Schedule A2

Total Qualified Investment (sum of green cells) $ 436,000,000.00

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 8/15/2021

Applicant Name Yellow House Solar, LLC

ISD Name Sudan ISD

Form 50-296A

Revised October 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	**2024**	$ 435,500,000.00	$ 500,000.00			$ 436,000,000.00
Each year prior to start of value limitation period	0	2021-2022	2021					
Each year prior to start of value limitation period	0	2022-2023	2022					
Each year prior to start of value limitation period	0	2023-2024	2023	$ 109,000,000.00				$ 109,000,000.00
Each year prior to start of value limitation period	0	2024-2025	2024	$ 326,500,000.00	$ 500,000.00			$ 327,000,000.00
Value limitation period***	1	2025-2026	2025					
	2	2026-2027	2026					
	3	2027-2028	2027					
	4	2028-2029	2028					
	5	2029-2030	2029					
	6	2030-2031	2030					
	7	2031-2032	2031					
	8	2032-2033	2032					
	9	2033-2034	2033					
	10	2034-2035	2034					
Total Investment made through limitation				$ 435,500,000.00	$ 500,000.00			$ 436,000,000.00
Continue to maintain viable presence	11	2035-2036	2035					
	12	2036-2037	2036					
	13	2037-2038	2037					
	14	2038-2039	2038					
	15	2039-2040	2039					
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2040-2041	2040					
	17	2041-2042	2041					
	18	2042-2043	2042					
	19	2043-2044	2043					
	20	2044-2045	2044					
	21	2045-2046	2045					
	22	2046-2047	2046					
	23	2047-2048	2047					
	24	2048-2049	2048					
	25	2049-2050	2049					

* 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 8/15/2021

Applicant Name Yellow House Solar, LLC

ISD Name Sudan ISD

Form 50-296A

Revised October 2020

				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	2021-2022	2021						
Each year prior to start of Value Limitation Period	0	2022-2023	2022						
Each year prior to start of Value Limitation Period	0	2023-2024	2023						
Each year prior to start of Value Limitation Period	0	2024-2025	2024			$ 109,000,000.00	$ 109,000,000.00	$ 109,000,000.00	$ 109,000,000.00
Value Limitation Period	1	2025-2026	2025		$ 500,000.00	$ 435,500,000.00	$ 436,000,000.00	$ 436,000,000.00	$ 25,000,000.00
	2	2026-2027	2026		$ 485,000.00	$ 391,950,000.00	$ 392,435,000.00	$ 392,435,000.00	$ 25,000,000.00
	3	2027-2028	2027		$ 475,000.00	$ 348,400,000.00	$ 348,875,000.00	$ 348,875,000.00	$ 25,000,000.00
	4	2028-2029	2028		$ 465,000.00	$ 304,850,000.00	$ 305,315,000.00	$ 305,315,000.00	$ 25,000,000.00
	5	2029-2030	2029		$ 455,000.00	$ 261,300,000.00	$ 261,755,000.00	$ 261,755,000.00	$ 25,000,000.00
	6	2030-2031	2030		$ 445,000.00	$ 217,750,000.00	$ 218,195,000.00	$ 218,195,000.00	$ 25,000,000.00
	7	2031-2032	2031		$ 435,000.00	$ 174,200,000.00	$ 174,635,000.00	$ 174,635,000.00	$ 25,000,000.00
	8	2032-2033	2032		$ 425,000.00	$ 130,650,000.00	$ 131,075,000.00	$ 131,075,000.00	$ 25,000,000.00
	9	2033-2034	2033		$ 415,000.00	$ 87,100,000.00	$ 87,515,000.00	$ 87,515,000.00	$ 25,000,000.00
	10	2034-2035	2034		$ 405,000.00	$ 87,100,000.00	$ 87,505,000.00	$ 87,505,000.00	$ 25,000,000.00
Continue to maintain viable presence	11	2035-2036	2035		$ 395,000.00	$ 87,100,000.00	$ 87,495,000.00	$ 87,495,000.00	$ 87,495,000.00
	12	2036-2037	2036		$ 385,000.00	$ 87,100,000.00	$ 87,485,000.00	$ 87,485,000.00	$ 87,485,000.00
	13	2037-2038	2037		$ 375,000.00	$ 87,100,000.00	$ 87,475,000.00	$ 87,475,000.00	$ 87,475,000.00
	14	2038-2039	2038		$ 365,000.00	$ 87,100,000.00	$ 87,465,000.00	$ 87,465,000.00	$ 87,465,000.00
	15	2039-2040	2039		$ 355,000.00	$ 87,100,000.00	$ 87,455,000.00	$ 87,455,000.00	$ 87,455,000.00
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2040-2041	2040		$ 345,000.00	$ 87,100,000.00	$ 87,445,000.00	$ 87,445,000.00	$ 87,445,000.00
	17	2041-2042	2041		$ 335,000.00	$ 87,100,000.00	$ 87,435,000.00	$ 87,435,000.00	$ 87,435,000.00
	18	2042-2043	2042		$ 325,000.00	$ 87,100,000.00	$ 87,425,000.00	$ 87,425,000.00	$ 87,425,000.00
	19	2043-2044	2043		$ 315,000.00	$ 87,100,000.00	$ 87,415,000.00	$ 87,415,000.00	$ 87,415,000.00
	20	2044-2045	2044		$ 305,000.00	$ 87,100,000.00	$ 87,405,000.00	$ 87,405,000.00	$ 87,405,000.00
	21	2045-2046	2045		$ 295,000.00	$ 87,100,000.00	$ 87,395,000.00	$ 87,395,000.00	$ 87,395,000.00
	22	2046-2047	2046		$ 285,000.00	$ 87,100,000.00	$ 87,385,000.00	$ 87,385,000.00	$ 87,385,000.00
	23	2047-2048	2047		$ 275,000.00	$ 87,100,000.00	$ 87,375,000.00	$ 87,375,000.00	$ 87,375,000.00
	24	2048-2049	2048		$ 265,000.00	$ 87,100,000.00	$ 87,365,000.00	$ 87,365,000.00	$ 87,365,000.00
	25	2049-2050	2049		$ 255,000.00	$ 87,100,000.00	$ 87,355,000.00	$ 87,355,000.00	$ 87,355,000.00

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 8/15/2021

Applicant Name Yellow House Solar, LLC

ISD Name Sudan ISD

Form 50-296A

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)	~~A~~nnual wage of new qualifying jobs
Each year prior to start of Value Limitation Period *Insert as many rows as necessary*	0	2021-2022	2021					
Each year prior to start of Value Limitation Period *Insert as many rows as necessary*	0	2022-2023	2022					
Each year prior to start of Value Limitation Period *Insert as many rows as necessary*	0	2023-2024	2023	200-300	$ 46,720.30			
Each year prior to start of Value Limitation Period *Insert as many rows as necessary*	0	2024-2025	2024	200-300	$ 46,720.30			
Value Limitation Period *The qualifying time period could overlap the value limitation period.*	1	2025-2026	2025				2	$ 46,720.30
	2	2026-2027	2026				2	$ 46,720.30
	3	2027-2028	2027				2	$ 46,720.30
	4	2028-2029	2028				2	$ 46,720.30
	5	2029-2030	2029				2	$ 46,720.30
	6	2030-2031	2030				2	$ 46,720.30
	7	2031-2032	2031				2	$ 46,720.30
	8	2032-2033	2032				2	$ 46,720.30
	9	2033-2034	2033				2	$ 46,720.30
	10	2034-2035	2034				2	$ 46,720.30
Years Following Value Limitation Period	11 through 25	2035-2049	2035-2049				2	$ 46,720.30

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)

Not Applicable.

Tab 16: Description of Reinvestment or Enterprise Zone

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

Sudan Independent School District
P.O. Box 249
Sudan, Texas 79371

Superintendent:227-2431
Business Office:227-2431

High School:227-2431
Elementary:227-2431

August 27, 2021

Chapter 313 Team
Data Analysis and Transparency Division
Texas Comptroller of Public Accounts
P.O. Box 13528 Capitol Station
Austin TX 78711-3528

Re: Yellow House Solar, LLC application to Sudan ISD
District's Intent to Establish a Reinvestment Zone

To Whom it May Concern,

Please be advised that Sudan Independent School District, an Excess Local Revenue District under Chapter 49 of the Education Code, intends to establish a reinvestment zone to encompass the Project set out in the above-referenced application. The District is currently working with the applicant to properly describe the boundaries of the reinvestment zone, and the District intends to establish the reinvestment zone before year end, 2021. Once the reinvestment zone is established, the District will supplement the above-noted application. It is understood that that the Project described in the above-noted application must be located within a reinvestment zone, and the District will not consider the above-noted application and any resulting Appraised Value Limitation Agreement unless and until a reinvestment zone has been established as provided by District policy CCGB (LEGAL).

If you need anything further, please do not hesitate to contact the District's legal counsel, Fred Stormer, of the Underwood Law Firm, P.C.

Sincerely,

Scott Harrell, Superintendent

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 Scott Harrell
Print Name *(Authorized School District Representative)*

Superintendent
Title

sign here S. Harrell
Signature *(Authorized School District Representative)*

8/26/2021
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 Athony Pedroni
Print Name *(Authorized Company Representative (Applicant))*

VP Development
Title

sign here AnyPedr
Signature *(Authorized Company Representative (Applicant))*

8/20/2021
Date

Notary Public State of Florida
Monica Thomas
My Commission GG 981088
Expires 04/23/2024

GIVEN under my hand and seal of office this, the

20 day of August, ____

Notary Public in and for the State of Texas Florida

(Notary Seal)

My Commission expires: 4.23.24

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.