FINDINGS
OF THE

CHINA SPRING INDEPENDENT SCHOOL DISTRICT
BOARD OF TRUSTEES

UNDER THE
TEXAS ECONOMIC DEVELOPMENT ACT
ON THE APPLICATION SUBMITTED BY

MARKUM SOLAR FARM, LLC
TEXAS TAXPAYER ID #32034709793
APPLICATION #1659

October 17, 2022

FINDINGS OF THE CHINA SPRING INDEPENDENT SCHOOL DISTRICT BOARD OF TRUSTEES UNDER THE TEXAS ECONOMIC DEVELOPMENT ACT ON THE APPLICATION SUBMITTED BY MARKUM SOLAR FARM, LLC

STATE OF TEXAS §
§
COUNTY OF MCLENNAN §

On the 17th day of October, 2022, a public meeting of the Board of Trustees of the China Spring Independent School District was held. The meeting was duly posted in accordance with the provisions of the Texas Open Meetings Act, Chapter 551, Texas Government Code. At the meeting, the Board of Trustees took up and considered the Application of Markum Solar Farm, LLC (Application #1659) for an Appraised Value Limitation on Qualified Property, pursuant to Chapter 313 of the Texas Tax Code. The Board of Trustees solicited input into its deliberations on the Application from interested parties within the District. After hearing presentations from the District's administrative staff, and from attorneys and consultants retained by the District to advise the Board in this matter, the Board of Trustees of the China Spring Independent School District makes the following findings with respect to the Application of Markum Solar Farm, LLC #1659, and the economic impact of that Application:

On October 18, 2021, the Superintendent of Schools of the China Spring Independent School District, acting as agent of the Board of Trustees, and the Texas Comptroller of Public Accounts received an Application from Markum Solar Farm, LLC #1659 for an Appraised Value Limitation on Qualified Property, pursuant to Chapter 313 of the Texas Tax Code. A copy of the Application is posted on the Texas Comptroller's website at:

https://comptroller.texas.gov/economy/local/ch313/agreement-docs-details.php?id=1659.

The Applicant, Markum Solar Farm, LLC (Taxpayer ID 32034709793) ("Applicant"), consists of entities subject to Chapter 171, Texas Tax Code, and is certified to be in good standing with the Texas Comptroller of Public Accounts. The Board of Trustees acknowledges receipt of the Application, along with the required Application fee, as established pursuant to Texas Tax Code § 313.025(a)(1) and Local District Policy.

The Application was delivered to the Texas Comptroller's Office for review pursuant to Texas Tax Code § 313.025(d). A copy of the Application was delivered to the McLennan County Appraisal District for review pursuant to 34 Texas Administrative Code § 9.1054. The Application was reviewed by the Texas Comptroller's Office pursuant to Texas Tax Code § 313.026, and a determination that the Application was complete was issued on December 17, 2021.

After receipt of the Application, the Texas Comptroller of Public Accounts caused to be conducted an economic impact evaluation on March 17, 2022 pursuant to Texas Tax Code § 313.026, and the Board of Trustees has carefully considered such evaluation. A copy of the economic impact evaluation is attached to these findings as **Exhibit A**.

The Board of Trustees also directed that a specific financial analysis be conducted of the impact of the proposed value limitation on the finances of the China Spring Independent School District. A copy of a report prepared by Education Service Center 12 is attached to these findings as

Exhibit B. The Texas Commissioner of Education has determined that the project will not impact school enrollment.

The Board of Trustees has confirmed that the taxable value of property in the China Spring Independent School District for the preceding tax year, as determined under Subchapter M, Chapter 403, Government Code, is as stated in the 2021 ISD Summary Worksheet posted on the Texas Comptroller's website at:

https://comptroller.texas.gov/auto-data/PT2/PVS/2021F/1611619201D.php.

After receipt of the Application, the District submitted a proposed form of Agreement for an Appraised Value Limitation on Qualified Property, pursuant to Chapter 313 of the Texas Tax Code, in the form required by the Comptroller of Public Accounts. The proposed Agreement and letter approving same are attached to these findings as **Exhibit C**.

After review of the Comptroller's recommendation, and in consideration of its own economic impact study the Board finds:

Board Finding Number 1.

> **The Applicant qualifies for a limitation on appraised value of Qualified Property under Texas Tax Code § 313.024 in the eligibility category of Renewable Energy - Solar.**

Board Finding Number 2.

> **The Applicant's entire proposed investment in the China Spring Independent School District is $72,500,000—all of which is proposed to be Qualified Investment under Texas Tax Code § 313.021.**

Board Finding Number 3.

> **The average salary level of qualifying jobs is expected to be at least $53,566 per year. The review of the Application by the State Comptroller's Office indicates that this amount—based on Texas Workforce Commission data—complies with the requirement that qualifying jobs pay more than the minimum weekly wage required for Qualified Jobs under Texas Tax Code § 313.021.**

Board Finding Number 4.

> **The level of the Applicant's average investment per qualifying job over the term of the Agreement is estimated to be approximately $72,500,000 on the basis of the one new qualifying position committed to by the Applicant for this project. The project's total investment is $72,500,000, resulting in a relative level of investment per qualifying job of $72,500,000.**

Board Finding Number 5.

The Applicant has requested a waiver of the job creation requirement under Texas Tax Code § 313.25(f-1), and the Board finds such waiver request should be granted. The Board notes that the number of jobs proposed for this project (one job) is consistent with industry standards in the Renewable Energy - Solar industry.

Board Finding Number 6.

Subsequent economic effects on the local and regional tax bases will be significant. In addition, the impact of the added infrastructure will be significant to the region. In support of Finding 6, the economic impact evaluation states:

Table 2 depicts this project's estimated economic impact to Texas. It depicts the direct, indirect and induced effects to employment and personal income within the state. The Comptroller's office calculated the economic impact based on 15 years of annual investment and employment levels.

Table 2—Estimated Statewide Economic Impact of Markum Solar Farm, LLC (modeled)

	Employment			Personal Income		
Year	Direct	Indirect + Induced	Total	Direct	Indirect + Induced	Total
2023	175	201	376	$8,750,000	$20,898,000	$29,648,000
2024	175	210	384.961	$8,750,000	$24,656,000	$33,406,000
2025	1	22	23	$53,566	$5,587,434	$5,641,000
2026	1	6	7	$53,566	$3,319,434	$3,373,000
2027	1	(8)	-7	$53,566	$1,427,434	$1,481,000
2028	1	(14)	-13	$53,566	$338,434	$392,000
2029	1	(14)	-13	$53,566	-$182,566	-$129,000
2030	1	(12)	-11	$53,566	-$322,566	-$269,000
2031	1	(9)	-8	$53,566	-$226,566	-$173,000
2032	1	(5)	-4	$53,566	-$9,566	$44,000
2033	1	(2)	-1	$53,566	$264,434	$318,000
2034	1	1	2	$53,566	$548,434	$602,000
2035	1	3	4	$53,566	$810,434	$864,000
2036	1	4	5	$53,566	$1,009,434	$1,063,000
2037	1	5	6	$53,566	$1,152,434	$1,206,000
2038	1	5	6	$53,566	$1,256,434	$1,310,000
2039	1	5	6	$53,566	$1,292,434	$1,346,000

Table 4 examines the estimated direct impact on ad valorem taxes to the school district, and McLennan County, with all property tax incentives sought being granted using estimated market value from the application. The project has applied for a value limitation under Chapter 313, Tax Code and tax abatement with the county. The difference noted in the last line is the difference between Table 3 and Table 4:

Table 4—Estimated Direct Ad Valorem Taxes with All Property Tax Incentives Sought

Year	Estimated Taxable Value for I&S	Estimated Taxable Value for M&O		China Spring ISD I&S Tax Levy	China Spring ISD M&O Tax Levy	China Spring ISD M&O and I&S Tax Levies	McLennan County Tax Levy	McLennan Community College Tax Levy	Estimated Total Property Taxes
			Tax Rate[1]	0.3241	0.9333		0.4687	0.1498	
2025	$46,853,000	$20,000,000		$151,851	$186,660	$338,511	$76,863	$70,177	$485,551
2026	$42,808,900	$20,000,000		$138,744	$186,660	$325,404	$70,229	$64,120	$459,752
2027	$38,765,100	$20,000,000		$125,638	$186,660	$312,298	$63,595	$58,063	$433,956
2028	$34,217,600	$20,000,000		$110,899	$186,660	$297,559	$56,135	$51,252	$404,946
2029	$29,670,400	$20,000,000		$96,162	$186,660	$282,822	$48,675	$44,441	$375,937
2030	$25,123,400	$20,000,000		$81,425	$186,660	$268,085	$41,215	$37,630	$346,931
2031	$20,072,700	$20,000,000		$65,056	$186,660	$251,716	$32,930	$30,065	$314,711
2032	$15,526,300	$15,526,300		$50,321	$144,907	$195,228	$25,471	$23,256	$243,954
2033	$12,492,100	$12,492,100		$40,487	$116,589	$157,076	$20,493	$18,711	$196,280
2034	$10,970,200	$10,970,200		$35,554	$102,385	$137,939	$51,419	$16,431	$205,790
2035	$10,960,500	$10,960,500		$35,523	$102,294	$137,817	$51,374	$16,417	$205,608
2036	$10,951,100	$10,951,100		$35,493	$102,207	$137,699	$51,330	$16,403	$205,432
2037	$10,941,900	$10,941,900		$35,463	$102,121	$137,583	$51,287	$16,389	$205,259
2038	$10,933,000	$10,933,000		$35,434	$102,038	$137,472	$51,245	$16,376	$205,092
2039	$10,924,300	$10,924,300		$35,406	$101,956	$137,362	$51,204	$16,363	$204,929
			Total	**$1,073,453**	**$2,181,117**	**$3,254,570**	**$743,465**	**$496,094**	**$4,494,128**
			Diff	**$0**	**$910,071**	**$910,071**	**$808,982**	**$0**	**$1,719,053**

Assumes School Value Limitation and Tax Abatements with the County.

[1]Tax Rate per $100 Valuation

Table 3 illustrates the estimated tax impact of the Applicant's project on the region if all taxes are assessed.

Table 3—Estimated Direct Ad Valorem Taxes without Property Tax Incentives

Year	Estimated Taxable Value for I&S	Estimated Taxable Value for M&O		China Spring ISD I&S Tax Levy	China Spring ISD M&O Tax Levy	China Spring ISD M&O and I&S Tax Levies	McLennan County Tax Levy	McLennan Community College Tax Levy	Estimated Total Property Taxes
			Tax Rate[1]	0.3241	0.9333		0.4687	0.1498	
2025	$46,853,000	$46,853,000		$151,851	$437,279	$589,130	$219,609	$70,177	$878,916
2026	$42,808,900	$42,808,900		$138,744	$399,535	$538,279	$200,653	$64,120	$803,053
2027	$38,765,100	$38,765,100		$125,638	$361,795	$487,432	$181,699	$58,063	$727,195
2028	$34,217,600	$34,217,600		$110,899	$319,353	$430,252	$160,384	$51,252	$641,888
2029	$29,670,400	$29,670,400		$96,162	$276,914	$373,076	$139,071	$44,441	$556,587
2030	$25,123,400	$25,123,400		$81,425	$234,477	$315,902	$117,758	$37,630	$471,290
2031	$20,072,700	$20,072,700		$65,056	$187,339	$252,394	$94,085	$30,065	$376,544
2032	$15,526,300	$15,526,300		$50,321	$144,907	$195,228	$72,775	$23,256	$291,258
2033	$12,492,100	$12,492,100		$40,487	$116,589	$157,076	$58,553	$18,711	$234,339
2034	$10,970,200	$10,970,200		$35,554	$102,385	$137,939	$51,419	$16,431	$205,790
2035	$10,960,500	$10,960,500		$35,523	$102,294	$137,817	$51,374	$16,417	$205,608
2036	$10,951,100	$10,951,100		$35,493	$102,207	$137,699	$51,330	$16,403	$205,432
2037	$10,941,900	$10,941,900		$35,463	$102,121	$137,583	$51,287	$16,389	$205,259
2038	$10,933,000	$10,933,000		$35,434	$102,038	$137,472	$51,245	$16,376	$205,092
2039	$10,924,300	$10,924,300		$35,406	$101,956	$137,362	$51,204	$16,363	$204,929
			Total	**$1,073,453**	**$3,091,188**	**$4,164,641**	**$1,552,447**	**$496,094**	**$6,213,181**

[1]Tax Rate per $100 Valuation

Board Finding Number 7.

The revenue gains that will be realized by the school district if the Application is approved will be significant in the long-term, with special reference to revenues used for supporting school district debt.

Board Finding Number 8.

The effect of the Applicant's proposal, if approved, on the number or size of needed school district instructional facilities is not expected to increase the District's facility needs, with current trends suggesting little underlying enrollment growth based on the impact of the project.

Board Finding Number 9.

The Applicant's project is reasonably likely to generate, before the 25th anniversary of the beginning of the limitation period, tax revenue in an amount sufficient to offset the school district maintenance and operations ad valorem tax revenue lost as a result of the agreement. This evaluation is based on an analysis of the estimated M&O portion of the school district property tax levy directly related to this project, using estimated taxable values provided in the application. Attachment B of the economic impact study contains a year-by-year analysis as depicted in the following table:

	Tax Year	Estimated ISD M&O Tax Levy Generated (Annual)	Estimated ISD M&O Tax Levy Generated (Cumulative)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Annual)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Cumulative)
Limitation Pre-Years	2022	$0	$0	$0	$0
	2023	$0	$0	$0	$0
	2024	$83,997	$83,997	$0	$0
Limitation Period (10 Years)	2025	$186,660	$270,657	$250,619	$250,619
	2026	$186,660	$457,317	$212,875	$463,495
	2027	$186,660	$643,977	$175,135	$638,629
	2028	$186,660	$830,637	$132,693	$771,322
	2029	$186,660	$1,017,297	$90,254	$861,576
	2030	$186,660	$1,203,957	$47,817	$909,393
	2031	$186,660	$1,390,617	$679	$910,071
	2032	$144,907	$1,535,524	$0	$910,071
	2033	$116,589	$1,652,113	$0	$910,071
	2034	$102,385	$1,754,498	$0	$910,071
Maintain Viable Presence (5 Years)	2035	$102,294	$1,856,792	$0	$910,071
	2036	$102,207	$1,958,999	$0	$910,071
	2037	$102,121	$2,061,119	$0	$910,071
	2038	$102,038	$2,163,157	$0	$910,071
	2039	$101,956	$2,265,114	$0	$910,071
Additional Years as Required by § 313.026(c)(1) (10 Years)	2040	$101,877	$2,366,991	$0	$910,071
	2041	$101,800	$2,468,790	$0	$910,071
	2042	$101,724	$2,570,514	$0	$910,071
	2043	$101,650	$2,672,165	$0	$910,071
	2044	$101,579	$2,773,743	$0	$910,071
	2045	$101,509	$2,875,252	$0	$910,071
	2046	$101,440	$2,976,692	$0	$910,071
	2047	$101,374	$3,078,066	$0	$910,071
	2048	$101,310	$3,179,376	$0	$910,071
	2049	$101,246	$3,280,622	$0	$910,071

$3,280,622	is greater than	$910,071

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

Board Finding Number 10.

The limitation on appraised value requested by the Applicant is a determining factor in the Applicant's decision to invest capital and construct the project in this state.

Board Finding Number 11.

The ability of the Applicant to locate the proposed facility in another state or another region of this state is substantial, as a result of the highly competitive marketplace for economic development.

In support of Findings 10 and 11, **Attachment C** of the economic impact study states:

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

- This project was originally submitted to the Comptroller on April 30, 2019 and assigned application number 1368.
- August 23, 2019, the Comptroller's office issued a certificate letter for application number 1368.
- On February 10, 2022, the Comptroller's office received notice the withdrawal of application 1368.
- October 27, 2021, China Spring Independent School District submitted to the Comptroller's office a new application for the property described in application 1368, seeking an appraised value limitation for an 80 MW solar facility on behalf of Markum Solar Farm, LLC (assigned application number 1659).
- Per Markum Solar Farm, LLC in Tab 4, "The proposed project is also known as Glory Leasing, LLC. The proposed project's GINR number is 20INR0230 and it was received in June of 2021."
- Per Markum Solar Farm, LLC in Tab 5 of their Application for a Limitation on Appraised Value:
  A. "Scout Clean Energy is dedicated to transforming our energy mix to renewable sources. Our roots are in the early days of US wind energy and our future is where renewable options are cost competitive and proven solutions to climate change, air pollution, energy security and rural economic development. Scout started as a spinoff of a wind operations and maintenance company and our focus on efficient operations continues today. Our projects are built to own. We align with dreams of our landowners, stakeholders, and the corporations and utilities that commit to clean power from our wind and solar developments."
  B. "Change can't happen at the scale we need without mobilizing private capital and matching it with motivated stakeholders. We design profitable projects that attract investment and benefit stakeholders, schools, hospitals, and local government. Our scorecard is both the quantity of megawatts we produce and the number of communities and citizens that we serve. In 2017, Scout became a portfolio company

of Quinbrook Infrastructure Partners, a clean energy investment fund. With Quinbrook's financial resources Scout has the scale and impact to realize its vision. We take pride in our small company culture and amplify it with the resources necessary to get the job done for our community."

C. "Headquartered in Boulder, Colorado Scout has an operational portfolio of 20 onshore wind energy projects with generation of 1,235 MWs with projects in PJM, CAISO, ERCOT and SPP. Also, the company has more than 5,000 MW in its active project development pipeline across wind, solar PV, and battery storage spanning all major US markets."

D. "Scout's presence in Texas includes two operating wind farms, the Heart of Texas Wind Farm (180 MWs) in McCulloch County and the Ranchero Wind Farm (300 MWs) in Crockett County. In addition to these two wind farms, Scout also has other renewable energy development assets in the state. Scout is evaluating other locations in Texas, Ohio, Missouri, Illinois, Mississippi, and Kentucky. If incentives like the Chapter 313can't be obtained for this project the capital to build this project may be deployed to another project with better economics."

E. "Due to an extremely competitive power market in ERCOT, the Chapter 313 appraised value limitation agreement is a necessity for a solar project of this size, and the commercial terms associated have a significant impact on the project's likelihood for success."

F. "There are only a few developmental variables for solar project which enhance the economics (i.e. property taxes, land rental payment, geotechnical adders), and since solar projects all compete with each other within ERCOT, a project without an appraised value limitation agreement is not competitive and is very unlikely to reach the point of construction. Therefore, this appraised value limitation is critical to the ability of the proposed project to move forward as currently sited within the China Springs Independent School District."

- Per *Scout Clean Energy* website https://scoutcleanenergy.com/projects/markum/, "Markum Solar Farm is a planned 161 MWac solar energy facility located on ranch land in McLennan and Bosque Counties, TX."
- According to a Notice of Public Hearing by the Commissioners Court of McLennan County dated August 27, 2019, "McLennan County, Texas will hold a public hearing on the matter of the proposed designation of certain property in unincorporated McLennan County as a Reinvestment Zone under Subchapter C, Chapter 312 of the Texas Property Tax Code. This designation would allow for tax abatement agreements to be entered into by the County with owners of property within the Reinvestment Zone and/or property to be installed on the property."
- According to Regular Meeting of the Board of Trustees China Spring ISD dated October 18, 2021, "Consideration, discussion, and possible approval to accept an Application for value Limitation Agreement from MARKUM SOLAR FARM, LLC pursuant to Chapter 313 of the Texas Property Tax Code; authorize the Superintendent of Schools to review the application for completeness and submit the application to the Comptroller of Public Accounts; and authorize the Superintendent of Schools to approve any request for the extension of the deadline for action by the board of trustees beyond the 150-day review period, as may be required."

Supporting Information

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

Board Finding Number 12.

The Board of Trustees of the China Spring Independent School District hired consultants to review and verify the information in Application #1659. Based upon the consultants' review, the Board has determined that the information provided by the Applicant appears to be true and correct.

Board Finding Number 13.

The Board of Trustees has determined that the Tax Limitation Amount requested by the Applicant is currently $20,000,000, which is consistent with the minimum values currently set out by Texas Tax Code § 313.054(a).

Board Finding Number 14.

The Applicant (Taxpayer ID 32034709793) is eligible for the limitation on appraised value of Qualified Property as specified in the Agreement based on its "good standing" certification as a franchise-tax paying entity.

Board Finding Number 15.

The Agreement for an Appraised Value Limitation on Qualified Property, pursuant to Chapter 313 of the Texas Tax Code, attached hereto as Exhibit C, includes adequate and appropriate revenue protection provisions for the District.

Board Finding Number 16.

Considering the purpose and effect of the law and the terms of the Agreement, it is in the best interest of the District and the State to enter into the attached Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes.

It is therefore ORDERED that the Agreement attached hereto as **Exhibit C** is approved and herby authorized to be executed and delivered by and on behalf of the China Spring Independent School District. It is further ORDERED that these Findings and the Attachments referred to herein be attached to the official minutes of this meeting, and maintained in the permanent records of the Board of Trustees of the China Spring Independent School District.

Dated the 17th day of October, 2022.

CHINA SPRING INDEPENDENT SCHOOL DISTRICT

By: _____
Rick Hines
President, Board of Trustees

ATTEST:

By: _____
Holly Dunham
Secretary, Board of Trustees

Findings and Order of the China Spring Independent School District
Board of Trustees under the Texas Economic Development Act on the Application Submitted by
Markum Solar Farm, LLC (Tax ID 32034709793) (Application #1659)

EXHIBIT A

Comptroller's Economic Impact Analysis

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GLENN HEGAR TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

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

March 17, 2022

Dr. Marc Faulkner
Superintendent
China Spring Independent School District
P.O. Box 250
China Spring, TX 76633

Re: Certificate for Limitation on Appraised Value of Property for School District Maintenance and Operations taxes by and between China Spring Independent School District and Markum Solar Farm, LLC, Application 1659

Dear Superintendent Faulkner:

On December 17, 2021, the Comptroller issued written notice that Markum Solar Farm, LLC (applicant) submitted a completed application (Application 1659) for a limitation on appraised value under the provisions of Tax Code Chapter 313.[1] This application was originally submitted on October 18, 2021, to the China Spring Independent School District (school district) by the applicant.

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

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

Determination required by 313.025(h)

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

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

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Sec. 313.024(d)	Applicant has requested a waiver to create the required number of new qualifying jobs and pay all jobs created that are not qualifying jobs a wage that exceeds the county average weekly wage for all jobs in the county where the jobs are located.
Sec. 313.024(d-2)	Not applicable to Application 1659.

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

Certificate decision required by 313.025(d)

Determination required by 313.026(c)(1)

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

Determination required by 313.026(c)(2)

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

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

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

This certificate is no longer valid if the application is modified, the information presented in the application changes, or the limitation agreement does not conform to the application. Additionally, this certificate is contingent on the school district approving and executing the agreement by December 31, 2022.

Note that any building or improvement existing as of the application review start date of December 17, 2021, or any tangible personal property placed in service prior to that date may not become "Qualified Property" as defined by 313.021(2) and the Texas Administrative Code.

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

Sincerely,

DocuSigned by:
Lisa Craven
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Lisa Craven
Deputy Comptroller

Enclosure

cc: Will Counihan

Attachment A – Economic Impact Analysis

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

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

Applicant	Markum Solar Farm, LLC
Tax Code, 313.024 Eligibility Category	Renewable Energy - Solar
School District	China Spring ISD
2020-2021 Average Daily Attendance	2,780
County	McLennan
Proposed Total Investment in District	$72,500,000
Proposed Qualified Investment	$72,500,000
Limitation Amount	$20,000,000
Qualifying Time Period (Full Years)	2023-2024
Number of new qualifying jobs committed to by applicant	1*
Number of new non-qualifying jobs estimated by applicant	0
Average weekly wage of qualifying jobs committed to by applicant	$1,030
Minimum weekly wage required for each qualifying job by Tax Code, 313.021(5)(B)	$1,030
Minimum annual wage committed to by applicant for qualified jobs	$53,566
Minimum weekly wage required for non-qualifying jobs	$977.00
Minimum annual wage required for non-qualifying jobs	$50,804
Investment per Qualifying Job	$72,500,000
Estimated M&O levy without any limit (15 years)	$3,091,188
Estimated M&O levy with Limitation (15 years)	$2,181,117
Estimated gross M&O tax benefit (15 years)	$910,071

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

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

	Employment			Personal Income		
Year	Direct	Indirect + Induced	Total	Direct	Indirect + Induced	Total
2023	175	201	376	$8,750,000	$20,898,000	$29,648,000
2024	175	210	384.961	$8,750,000	$24,656,000	$33,406,000
2025	1	22	23	$53,566	$5,587,434	$5,641,000
2026	1	6	7	$53,566	$3,319,434	$3,373,000
2027	1	(8)	-7	$53,566	$1,427,434	$1,481,000
2028	1	(14)	-13	$53,566	$338,434	$392,000
2029	1	(14)	-13	$53,566	-$182,566	-$129,000
2030	1	(12)	-11	$53,566	-$322,566	-$269,000
2031	1	(9)	-8	$53,566	-$226,566	-$173,000
2032	1	(5)	-4	$53,566	-$9,566	$44,000
2033	1	(2)	-1	$53,566	$264,434	$318,000
2034	1	1	2	$53,566	$548,434	$602,000
2035	1	3	4	$53,566	$810,434	$864,000
2036	1	4	5	$53,566	$1,009,434	$1,063,000
2037	1	5	6	$53,566	$1,152,434	$1,206,000
2038	1	5	6	$53,566	$1,256,434	$1,310,000
2039	1	5	6	$53,566	$1,292,434	$1,346,000

Source: CPA REMI, Markum Solar Farm, LLC

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

Year	Estimated Taxable Value for I&S	Estimated Taxable Value for M&O		China Spring ISD I&S Tax Levy	China Spring ISD M&O Tax Levy	China Spring ISD M&O and I&S Tax Levies	McLennan County Tax Levy	McLennan Community College Tax Levy	Estimated Total Property Taxes
			Tax Rate*	**0.3241**	**0.9333**		**0.4687**	**0.1498**	
2025	$46,853,000	$46,853,000		$151,851	$437,279	$589,130	$219,609	$70,177	$878,916
2026	$42,808,900	$42,808,900		$138,744	$399,535	$538,279	$200,653	$64,120	$803,053
2027	$38,765,100	$38,765,100		$125,638	$361,795	$487,432	$181,699	$58,063	$727,195
2028	$34,217,600	$34,217,600		$110,899	$319,353	$430,252	$160,384	$51,252	$641,888
2029	$29,670,400	$29,670,400		$96,162	$276,914	$373,076	$139,071	$44,441	$556,587
2030	$25,123,400	$25,123,400		$81,425	$234,477	$315,902	$117,758	$37,630	$471,290
2031	$20,072,700	$20,072,700		$65,056	$187,339	$252,394	$94,085	$30,065	$376,544
2032	$15,526,300	$15,526,300		$50,321	$144,907	$195,228	$72,775	$23,256	$291,258
2033	$12,492,100	$12,492,100		$40,487	$116,589	$157,076	$58,553	$18,711	$234,339
2034	$10,970,200	$10,970,200		$35,554	$102,385	$137,939	$51,419	$16,431	$205,790
2035	$10,960,500	$10,960,500		$35,523	$102,294	$137,817	$51,374	$16,417	$205,608
2036	$10,951,100	$10,951,100		$35,493	$102,207	$137,699	$51,330	$16,403	$205,432
2037	$10,941,900	$10,941,900		$35,463	$102,121	$137,583	$51,287	$16,389	$205,259
2038	$10,933,000	$10,933,000		$35,434	$102,038	$137,472	$51,245	$16,376	$205,092
2039	$10,924,300	$10,924,300		$35,406	$101,956	$137,362	$51,204	$16,363	$204,929
			Total	**$1,073,453**	**$3,091,188**	**$4,164,641**	**$1,552,447**	**$496,094**	**$6,213,181**

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

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

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

Year	Estimated Taxable Value for I&S	Estimated Taxable Value for M&O		China Spring ISD I&S Tax Levy	China Spring ISD M&O Tax Levy	China Spring ISD M&O and I&S Tax Levies	McLennan County Tax Levy	McLennan Community College Tax Levy	Estimated Total Property Taxes
			Tax Rate*	**0.3241**	**0.9333**		**0.4687**	**0.1498**	
2025	$46,853,000	$20,000,000		$151,851	$186,660	$338,511	$76,863	$70,177	$485,551
2026	$42,808,900	$20,000,000		$138,744	$186,660	$325,404	$70,229	$64,120	$459,752
2027	$38,765,100	$20,000,000		$125,638	$186,660	$312,298	$63,595	$58,063	$433,956
2028	$34,217,600	$20,000,000		$110,899	$186,660	$297,559	$56,135	$51,252	$404,946
2029	$29,670,400	$20,000,000		$96,162	$186,660	$282,822	$48,675	$44,441	$375,937
2030	$25,123,400	$20,000,000		$81,425	$186,660	$268,085	$41,215	$37,630	$346,931
2031	$20,072,700	$20,000,000		$65,056	$186,660	$251,716	$32,930	$30,065	$314,711
2032	$15,526,300	$15,526,300		$50,321	$144,907	$195,228	$25,471	$23,256	$243,954
2033	$12,492,100	$12,492,100		$40,487	$116,589	$157,076	$20,493	$18,711	$196,280
2034	$10,970,200	$10,970,200		$35,554	$102,385	$137,939	$51,419	$16,431	$205,790
2035	$10,960,500	$10,960,500		$35,523	$102,294	$137,817	$51,374	$16,417	$205,608
2036	$10,951,100	$10,951,100		$35,493	$102,207	$137,699	$51,330	$16,403	$205,432
2037	$10,941,900	$10,941,900		$35,463	$102,121	$137,583	$51,287	$16,389	$205,259
2038	$10,933,000	$10,933,000		$35,434	$102,038	$137,472	$51,245	$16,376	$205,092
2039	$10,924,300	$10,924,300		$35,406	$101,956	$137,362	$51,204	$16,363	$204,929
			Total	**$1,073,453**	**$2,181,117**	**$3,254,570**	**$743,465**	**$496,094**	**$4,494,128**
			Diff	**$0**	**$910,071**	**$910,071**	**$808,982**	**$0**	**$1,719,053**
Assumes School Value Limitation and Tax Abatements with the County.									

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

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

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

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

	Tax Year	Estimated ISD M&O Tax Levy Generated (Annual)	Estimated ISD M&O Tax Levy Generated (Cumulative)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Annual)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Cumulative)
Limitation Pre-Years	2022	$0	$0	$0	$0
	2023	$0	$0	$0	$0
	2024	$83,997	$83,997	$0	$0
Limitation Period (10 Years)	2025	$186,660	$270,657	$250,619	$250,619
	2026	$186,660	$457,317	$212,875	$463,495
	2027	$186,660	$643,977	$175,135	$638,629
	2028	$186,660	$830,637	$132,693	$771,322
	2029	$186,660	$1,017,297	$90,254	$861,576
	2030	$186,660	$1,203,957	$47,817	$909,393
	2031	$186,660	$1,390,617	$679	$910,071
	2032	$144,907	$1,535,524	$0	$910,071
	2033	$116,589	$1,652,113	$0	$910,071
	2034	$102,385	$1,754,498	$0	$910,071
Maintain Viable Presence (5 Years)	2035	$102,294	$1,856,792	$0	$910,071
	2036	$102,207	$1,958,999	$0	$910,071
	2037	$102,121	$2,061,119	$0	$910,071
	2038	$102,038	$2,163,157	$0	$910,071
	2039	$101,956	$2,265,114	$0	$910,071
Additional Years as Required by 313.026(c)(1) (10 Years)	2040	$101,877	$2,366,991	$0	$910,071
	2041	$101,800	$2,468,790	$0	$910,071
	2042	$101,724	$2,570,514	$0	$910,071
	2043	$101,650	$2,672,165	$0	$910,071
	2044	$101,579	$2,773,743	$0	$910,071
	2045	$101,509	$2,875,252	$0	$910,071
	2046	$101,440	$2,976,692	$0	$910,071
	2047	$101,374	$3,078,066	$0	$910,071
	2048	$101,310	$3,179,376	$0	$910,071
	2049	$101,246	$3,280,622	$0	$910,071
		$3,280,622	is greater than	**$910,071**	

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

NOTE: The analysis above only takes into account this project's estimated impact on the M&O portion of the school district property tax levy directly related to this project.

Source: CPA, Markum Solar Farm, LLC

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

Attachment C – Limitation as a Determining Factor

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

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

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

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

- This project was originally submitted to the Comptroller on April 30, 2019 and assigned application number 1368.
- August 23, 2019, the Comptroller's office issued a certificate letter for application number 1368.
- On February 10, 2022, the Comptroller's office received notice the withdrawal of application 1368.
- October 27, 2021, China Spring Independent School District submitted to the Comptroller's office a new application for the property described in application 1368, seeking an appraised value limitation for an 80 MW solar facility on behalf of Markum Solar Farm, LLC (assigned application number 1659).
- Per Markum Solar Farm, LLC in Tab 4, "The proposed project is also known as Glory Leasing, LLC. The proposed project's GINR number is 20INR0230 and it was received in June of 2021."
- Per Markum Solar Farm, LLC in Tab 5 of their Application for a Limitation on Appraised Value:
  A. "Scout Clean Energy is dedicated to transforming our energy mix to renewable sources. Our roots are in the early days of US wind energy and our future is where renewable options are cost competitive and proven solutions to climate change, air pollution, energy security and rural economic development. Scout started as a spinoff of a wind operations and maintenance company and our focus on efficient operations continues today. Our projects are built to own. We align with dreams of our landowners, stakeholders, and the corporations and utilities that commit to clean power from our wind and solar developments."
  B. "Change can't happen at the scale we need without mobilizing private capital and matching it with motivated stakeholders. We design profitable projects that attract investment and benefit stakeholders, schools, hospitals, and local government. Our scorecard is both the quantity of megawatts we produce and the number of communities and citizens that we serve. In 2017, Scout became a portfolio company of Quinbrook Infrastructure Partners, a clean energy

investment fund. With Quinbrook's financial resources Scout has the scale and impact to realize its vision. We take pride in our small company culture and amplify it with the resources necessary to get the job done for our community."

C. "Headquartered in Boulder, Colorado Scout has an operational portfolio of 20 onshore wind energy projects with generation of 1,235 MWs with projects in PJM, CAISO, ERCOT and SPP. Also, the company has more than 5,000 MW in its active project development pipeline across wind, solar PV, and battery storage spanning all major US markets."

D. "Scout's presence in Texas includes two operating wind farms, the Heart of Texas Wind Farm (180 MWs) in McCulloch County and the Ranchero Wind Farm (300 MWs) in Crockett County. In addition to these two wind farms, Scout also has other renewable energy development assets in the state. Scout is evaluating other locations in Texas, Ohio, Missouri, Illinois, Mississippi, and Kentucky. If incentives like the Chapter 313can't be obtained for this project the capital to build this project may be deployed to another project with better economics."

E. "Due to an extremely competitive power market in ERCOT, the Chapter 313 appraised value limitation agreement is a necessity for a solar project of this size, and the commercial terms associated have a significant impact on the project's likelihood for success."

F. "There are only a few developmental variables for solar project which enhance the economics (i.e. property taxes, land rental payment, geotechnical adders), and since solar projects all compete with each other within ERCOT, a project without an appraised value limitation agreement is not competitive and is very unlikely to reach the point of construction. Therefore, this appraised value limitation is critical to the ability of the proposed project to move forward as currently sited within the China Springs Independent School District."

- Per *Scout Clean Energy* website *https://scoutcleanenergy.com/projects/markum/*, "Markum Solar Farm is a planned 161 MWac solar energy facility located on ranch land in McLennan and Bosque Counties, TX."
- According to a Notice of Public Hearing by the Commissioners Court of McLennan County dated August 27, 2019, "McLennan County, Texas will hold a public hearing on the matter of the proposed designation of certain property in unincorporated McLennan County as a Reinvestment Zone under Subchapter C, Chapter 312 of the Texas Property Tax Code. This designation would allow for tax abatement agreements to be entered into by the County with owners of property within the Reinvestment Zone and/or property to be installed on the property."
- According to Regular Meeting of the Board of Trustees China Spring ISD dated October 18, 2021, "Consideration, discussion, and possible approval to accept an Application for value Limitation Agreement from MARKUM SOLAR FARM, LLC pursuant to Chapter 313 of the Texas Property Tax Code; authorize the Superintendent of Schools to review the application for completeness and submit the application to the Comptroller of Public Accounts; and authorize the Superintendent of Schools to approve any request for the extension of the deadline for action by the board of trustees beyond the 150-day review period, as may be required."

Supporting Information

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

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Supporting Information

Section 8 of the Application for a Limitation on Appraised Value

SECTION 8: Limitation as Determining Factor

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

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

SECTION 9: Projected Timeline

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

1. Estimated school board ratification of final agreement: February 2022
2. Estimated commencement of construction: Q1 2023
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: Q1 2024

SECTION 10: The Property

1. County or counties in which the proposed project will be located: McLennan County
2. Central Appraisal District (CAD) that will be responsible for appraising the property: McLennan 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): China Spring ISD, $.933, 50% *(Name, tax rate and percent of project)*

I&S (ISD): China Spring ISD, $.3241, 50% *(Name, tax rate and percent of project)*

County: McLennan, .468719, 50% *(Name, tax rate and percent of project)*

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

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

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

Other *(describe)*: McLennan Comm Col, .149782, 100% *(Name, tax rate and percent of project)*

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

Supporting Information

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

TAB 5

Documentation to assist in determining if limitation is a determining factor.

Scout Clean Energy is dedicated to transforming our energy mix to renewable sources. Our roots are in the early days of US wind energy and our future is where renewable options are cost competitive and proven solutions to climate change, air pollution, energy security and rural economic development.

Scout started as a spinoff of a wind operations and maintenance company and our focus on efficient operations continues today. Our projects are built to own. We align with dreams of our landowners, stakeholders, and the corporations and utilities that commit to clean power from our wind and solar developments.

Change can't happen at the scale we need without mobilizing private capital and matching it with motivated stakeholders. We design profitable projects that attract investment and benefit stakeholders, schools, hospitals and local government. Our scorecard is both the quantity of megawatts we produce and the number of communities and citizens that we serve.

In 2017, Scout became a portfolio company of Quinbrook Infrastructure Partners, a clean energy investment fund. With Quinbrook's financial resources Scout has the scale and impact to realize its vision. We take pride in our small company culture and amplify it with the resources necessary to get the job done for our community.

Headquartered in Boulder, Colorado Scout has an operational portfolio of 20 onshore wind energy projects with generation of 1,235 MWs with projects in PJM, CAISO, ERCOT and SPP. Also, the company has more than 5,000 MW in its active project development pipeline across wind, solar PV, and battery storage spanning all major US markets.

Scout's presence in Texas includes two operating wind farms, the Heart of Texas Wind Farm (180 MWs) in McCulloch County and the Ranchero Wind Farm (300 MWs) in Crockett County. In addition to these two wind farms, Scout also has other renewable energy development assets in the state. Scout is evaluating other locations in Texas, Ohio, Missouri, Illinois, Mississippi, and Kentucky. If incentives like the Chapter 313can't be obtained for this project the capital to build this project may be deployed toanother project with better economics.

Due to an extremely competitive power market in ERCOT, the Chapter 313 appraised value limitation agreement is a necessity for a solar project of this size, and the commercial terms associated have a significant impact on the project's

likelihood for success. There are only a few developmental variables for solar project which enhance the economics (i.e. property taxes, land rental payment, geotechnical adders), and since solar projects all compete with each other within ERCOT, a project without an appraised value limitation agreement is not competitive and is very unlikely to reach the point of construction. Therefore, this appraised value limitation is critical to the ability of the proposed project to move forward as currently sited within the China Springs Independent School District.

Supporting Information

Additional information provided by the Applicant or located by the Comptroller

NOTICE OF PUBLIC HEARING ON THE PROPOSED DESIGNATION OF A COUNTY REINVESTMENT ZONE BY THE COMMISSIONERS COURT OF MCLENNAN COUNTY, TEXAS

On 27 day of August, 2019 at 9:00 A.M. in the Commissioners Courtroom at 501 Washington Avenue, Waco, Texas, the Commissioners Court of McLennan County, Texas will hold a public hearing on the matter of the proposed designation of certain property in unincorporated McLennan County as a Reinvestment Zone under Subchapter C, Chapter 312 of the Texas Property Tax Code. This designation would allow for tax abatement agreements to be entered into by the County with owners of property within the Reinvestment Zone and/or property to be installed on the property. The property to be considered for Reinvestment Zone designation is generally described as:

> The proposed reinvestment zone is situated entirely within L Bar L Ranch, a privately-owned 783-acre parcel with a parcel ID number of 108668001 situated along roughly one mile and a half of the Bosque / McLennan County Line within McLennan County. All that certain property described in that certain Assumption Warranty Deed dated June 10, 2004, from Bill C. Latham to L Bar L Ranch, LP, recorded in Volume 0569, Page 0786, as Document MCC 2004026071, Official Public Records of McLennan County, Texas. More informally, the southwest corner of the reinvestment zone boundary is located at the intersection of China Spring Road to the south and Markum Ranch Road to the west. The proposed reinvestment zone spans north for half a mile along the east side of Markum Ranch Road until it intersects with the McLennan / Bosque County Line. The entirety of the southern border of the reinvestment zone is adjacent to China Springs Road before turning east and north for a half a mile and then one mile, respectively, to reach the northeast corner of the proposed reinvestment zone at which point the reinvestment zone intersects with the Bosque / McLennan County Line.

Hereinafter "Markum Solar Property" or "Property".

Proposed to be called County Reinvestment Zone No. 6.

The Owner of the Project, Glory Leasing, LLC, an affiliate of Linn Family Partnership, Ltd, is proposing to develop and construct/install facilities and equipment for, and the operation of an approximately 161 MWac solar electric generating farm/system/facility, photovoltaic panels, central inverters, and other equipment and appurtenances required to capture solar energy and convert it to electricity, with approximately one half of the Project to be located on the Property described above. The Property described above is in an unincorporated area of McLennan County located in northwest McLennan County near 18780 FM 1637, Valley Mills, Texas. (hereinafter "Project"). The Owner's proposed and estimated capital investment for the Project in McLennan County, including real and personal property improvements, is $65,000,000.

Glory Leasing, LLC is the applicant for tax abatement. The land is owned by L Bar L Ranch, LP. As part of the Markum Solar Project the land has been leased by L Bar L Ranch, LP. to Glory Leasing, LLC.

School Districts that may be affected by receiving tax revenues or payments in lieu of taxes are Valley Mills ISD and China Spring ISD.

At the hearing, interested persons are entitled to speak and present evidence for or against the designation. Upon the close of the public hearing, the Commissioners Court intends to take action on whether or not to designate the Reinvestment Zone.

Minutes of the
October 18, 2021
Regular Meeting of the
China Spring Independent School District Board of Trustees

The China Spring I.S.D. Board of Trustees met in a regular meeting on Monday, October 18,2021. Superintendent Dr. Marc Faulkner, Deputy Superintendent Dr. Kevin Pitts, Assistant Superintendent of Curriculum, Instruction & Assessment Jennifer Crook, Executive Director of Finance Brenda Poteet, Executive Director of Special Programs Lisa Howard, Director of Curriculum, Assessment and Instruction Leslie Smith, Max Rutherford, Nickolas Smith, Rob Rogers, Kristin Dutschmann and Heather Jenkins met with the following trustees: Rick Hines, Jeff Bradburn, Bubba Galvan, Chris Gerick, Trey Oakley and Travis Louge. Trustee Holly Dunham was absent.

1. Call to Order
Rick Hines called the meeting to order at 6:01 p.m. noting that a quorum of Board Trustees was present. He also noted that the meeting had been duly called and that notice of the meeting had been posted in accordance with the Texas Government Code Chapter 551.

2. Prayer
The prayer was led by Jeff Bradburn.

3. Pledge of Allegiance
The pledge was led by Marc Faulkner.

4. China Spring ISD Mission and Vision statements

A. MISSION STATEMENT
Our mission, in partnership with the community, is to provide individualized learning experiences to prepare students for success in life.

B. VISION STATEMENT
Our vision in China Spring Independent School District is to strive for continuous improvement of our educational system by providing opportunities for all to achieve excellence.

C. BELIEF STATEMENT
Empowered and purpose driven leaders are vital at every level.

Rick Hines read the statements.

5. Staff Recognition
Dr. Faulkner presented a staff recognition plaque to Nikki Jaramillo, District Staff member of the month. Jenny McCaslin, Elementary Faculty member and Avery Fulton, Secondary Faculty member were unable to attend - their plaques will be presented at a campus faculty meeting.

6. Public Comment
There was no public comment.

7. Consideration, discussion, and possible approval of the minutes from the special called board meeting on September 15, 2021 and the regular board meeting on September 20, 2021 (Action Item)
Chris Gerick moved and Bubba Galvan seconded the motion to accept the minutes for the special called board meeting on September 15, 2021 and the regular board meeting on September 20, 2021 as presented. Rick Hines, Jeff Bradburn, Bubba Galvan, Chris Gerick, Trey Oakley and Travis Louge voted in favor of the motion. The motion carried unanimously.

8. Reports to the Board (Information Item)
A. Extra-curricular/student organizations
   1. Athletics
   2. Band
   3. FFA
B. Campus Principals
C. Executive Director of Finance
D. Assistant Superintendent of Curriculum, Instruction, and Assessment
E. Executive Director of Special Programs
F. Deputy Superintendent

G. Superintendent
    1. Resignations and Retirements
    2. Construction Report

A. Coach Gregory presented his report on Athletic happenings. Mr. Nichelson reported on band successes in their performances/contests. FFA report was in the book.
B. Principals highlighted campus happenings.
C. Executive Director of Finance Brenda Poteet presented the Executive Director of Finance Report including the Quarterly Investment Report for the quarter ended 9/30/2021.
D. Assistant Superintendent of Curriculum, Instruction & Assessment Jennifer Crook presented a report on happenings in the Curriculum and Instruction area.
E. Executive Director of Special Programs Lisa Howard highlighted information in her report.
F. Deputy Superintendent Kevin Pitts highlighted happenings in maintenance, transportation, community/parent engagement, Federal Programs, and food service areas.
G. Dr. Faulkner gave the Superintendent's report:
    1. Resignations & Retirements – Dr. Faulkner reported on the upcoming retirement of Transportation Director, Jim Ditto, and Bus Mechanic, Ken Sandhoff, at the December break.
    2. Construction Report – representatives from Claycomb and BWC Education gave an update on the Elementary construction – right now tentatively 3 weeks ahead of schedule.

9. Public hearing on the School FIRST Rating for China Spring ISD (Action Item)
Brenda Poteet presented the China Spring ISD School FIRST Report for 2020-21 (based on 2019-20 Financials) where the district earned a score of 100 out of 100 possible points and a rating of Superior. Trey Oakley moved and Travis Louge seconded the motion to approve the report as presented. Rick Hines, Jeff Bradburn, Chris Gerick, Bubba Galvan, Trey Oakley and Travis Louge voted in favor of the motion. The motion carried unanimously.

10. Consideration, discussion, and possible approval of the financial audit report from Pattillo, Brown, & Hill for the 2020-2021 school year (Action Item)

Clayton Rogers, audit supervisor for Pattillo, Brown & Hill, presented summary numbers from the Annual Financial Report for the 2020-21 school year. Jeff Bradburn moved and Bubba Galvan seconded the motion to approve the financial audit report as presented. Rick Hines, Jeff Bradburn, Chris Gerick, Bubba Galvan, Trey Oakley and Travis Louge voted in favor of the motion. The motion carried unanimously.

11. Consideration, discussion, and possible approval to terminate the Agreement for Value Limitation dated November 18, 2019 between China Spring Independent School District and Glory Leasing, LLC Comptroller Agreement No. 1368 (Action Item)
Trey Oakley moved and Chris Gerick seconded the motion to terminate the Agreement for Value Limitation dated November 18, 2019 between China Spring Independent School District and Glory Leasing, LLC Comptroller Agreement No. 1368. Rick Hines, Jeff Bradburn, Chris Gerick, Bubba Galvan, Trey Oakley and Travis Louge voted in favor of the motion. The motion carried unanimously.

12. Presentation by Steven Van Dyck with Cummings Westlake LLC representing the Markum Solar Project Investment Team in Connection with an Application for Value Limitation Agreement Pursuant to Chapter 313 of the Texas Property Tax Code (Information Item)
Steven Van Dyck with Cummings Westlake LLC introduced Mark Wengierski and Colton Sorrells with Scout Clean Energy. The program is the same project as previously approved with the exception of the ownership and construction timeline – the name is changed from Glory Leasing to Markum Solar Farm LLC and the timeline is extended.

13. Discussion and acknowledgement of the Conflict of Interests Policy BBFA (LEGAL) and (LOCAL) (Information Item)
Dr. Faulkner reviewed the Conflict of Interest policy BBFA (Legal & Local) and inquired of the board if anyone had a conflict of interest in reference to Chapter 313 Agreement Application for Markum Solar Farm, LLC. No conflicts of interest were noted for all 7 board members and Superintendent Dr. Faulkner.

14. Consideration, discussion, and possible approval to accept an Application for value Limitation Agreement from MARKUM SOLAR FARM, LLC pursuant to Chapter 313 of the Texas Property Tax Code; authorize the Superintendent of Schools to review the application for completeness and submit the application to the Comptroller of Public Accounts; and authorize the Superintendent of Schools to approve any request for the extension of the deadline for action by the board of trustees beyond the 150-day review period, as may be required. (Action Item)
Bubba Galvan moved and Trey Oakley seconded the motion to accept an Application for Value Limitation Agreement from Markum Solar Farm LLC pursuant to Chapter 313 of the Texas Property Tax Code, authorize the Superintendent to review the application for completeness and submit the application to the Comptroller of Public accounts, and authorize the Superintendent to approve any request for extension of the deadline for action by the board of trustees beyond the 150-day review period, if required. Rick Hines, Jeff Bradburn, Chris Gerick, Bubba Galvan, Trey Oakley and Travis Louge voted in favor of the motion. The motion carried unanimously.

15. Consideration, discussion, and possible approval to retain the law firm of Sara Leon & Associates, PLLC and financial consultant, Jigsaw School Finance Solutions, LLC to assist the district in the review and processing of the Application for value Limitation Agreement from MARKUM SOLAR FARM, LLC pursuant to Chapter 313 of the Texas Property Tax Code. (Action Item)
Jeff Bradburn moved and Bubba Galvan seconded the motion to retain the law firm of Sara Leon & Associates, PLLC and financial consultant, Jigsaw School Finance Solutions, LLC to assist the district in the review and processing of the Application for Value Limitation Agreement from Markum Solar Farm LLC pursuant to Chapter 313 of the Texas Property Tax Code. Rick Hines, Jeff Bradburn, Chris Gerick, Bubba Galvan, Trey Oakley and Travis Louge voted in favor of the motion. The motion carried unanimously.

16. Review district purchases of supplies and personal property (Information Item)
There were no questions on district purchases of supplies.

17. Consideration, discussion, and possible approval of purchasing our district Firewall and Campus Access Points (Action Item)
Travis Louge moved and Chris Gerick seconded the motion to approve the purchase of the District Firewall and Campus Access points. The total cost of the project through Weaver Technologies and Howard Technology Solutions is $195,371.11, but the ERate program will cover 60% of the cost, leaving a total cost to the district of $78,148.44. Rick Hines, Jeff Bradburn, Bubba Galvan, Chris Gerick, Trey Oakley and Travis Louge voted in favor of the motion. The motion carried unanimously.

The board opted to take item #20 out of order.

20. Consideration, discussion, and possible approval of purchasing 15 new school buses to replace some old buses on the fleet and approve a resolution of financial hardship for seatbelts (Action Item)
Trey Oakley moved and Travis Louge seconded the motion to approve the purchase of 15 buses from Rush Bus Center through BuyBoard at a cost of $98,864 each/total cost $1,482,960 out of fund balance using the funds that were committed in the prior year for transportation and other various purposes and approve a resolution of financial hardship for the seatbelts for the buses. Rick Hines, Jeff Bradburn, Bubba Galvan, Chris Gerick, Trey Oakley and Travis Louge voted in favor of the motion. The motion carried unanimously.

The board returned to item #18.

18. Executive Session, Govt. Code 551.074 and 551.071
The Board went into executive session at 7:26p.m. and returned at 8:25p.m. with no action taken.

19. Action arising from Executive Session (Action Item)
There was no action taken.

21. Discussion of future agenda items (Information Item)
Cougar Kitchen Award
McLennan County Appraisal District Board Election
Bosque County Appraisal District Board Election
Budget Amendments

22. Adjourn (Action Item)
Chris Gerick moved and Bubba Galvan seconded the motion to adjourn the meeting. Rick Hines, Jeff Bradburn, Bubba Galvan, Chris Gerick, Trey Oakley and Travis Louge voted in favor of the motion. The motion carried unanimously.

The meeting was adjourned at 8:26p.m.

President

Secretary

Findings and Order of the China Spring Independent School District
Board of Trustees under the Texas Economic Development Act on the Application Submitted by
Markum Solar Farm, LLC (Tax ID 32034709793) (Application #1659)

EXHIBIT B

Summary of Financial Impact on
China Spring Independent School District Prepared by
Education Service Center 12

SUMMARY OF THE FINANCIAL IMPACT OF THE PROPOSED MARKUM SOLAR FARM, LLC. PROJECT (APPLICATION #1659) ON THE FINANCES OF CHINA SPRING INDEPENDENT SCHOOL DISTRICT UNDER A REQUESTED CHAPTER 313 APPRAISED VALUE LIMITATION

PREPARED BY

EDUCATION SERVICE CENTER, REGION 12

APRIL 11, 2022

Introduction

Markum Solar Farm, LLC ("Markum Solar" or "Company") has submitted an application to the China Spring Independent School District ("CSISD" or "District") requesting a property value limitation on a proposed project, located within the school district boundaries, under Chapter 313 of the Texas Tax Code. The proposed project is a solar powered electric generating facility in McLennan County, TX. The company estimates that the total investment in this project will be in excess of $46 million.

Local government entities in Texas, including school districts, rely heavily on the ad valorem property tax to fund operations and building projects. Thus, the property tax burden that Texas imposes on individuals and business entities is higher compared to most other states. Seeking to encourage economic development and to attract large scale capital investment, the 77th Texas Legislature in 2001 enacted House Bill 1200 creating Tax Code Chapter 313, the Texas Economic Development Act. The act as amended by the legislature in 2007, 2009, and 2013 now grants eligibility to companies engaging in manufacturing, advanced clean energy projects, research and development, clean coal projects, renewable electric energy generation, electric power generation using integrated gasification combined cycle technology, nuclear electric power generation and a computer center used primarily in connection to one of the other categories, or a Texas Priority Project. Under the provisions of this law, the China Spring Independent School District may grant a value limitation for maintenance and operation taxes in the amount of $20 million dollars for a period of ten years.

The application calls for the project to be fully taxable for both M&O (maintenance and operation) and I&S (interest and sinking) during the 2023-24 and 2024-25 school years. Beginning with the 2025-26 school year, the value of the project would be limited to $20 million for M&O tax purposes and remain limited through the 2034-35 school year. The full value of the project will be taxable for debt service purposes using the I&S tax rate in all years of the agreement.

Projected Total Revenue to China Spring ISD -	$475,172
Projected Total Tax Savings to Company after all Payments -	$475,172

School Finance Mechanics

The Texas system of public-school funding is based on the ad valorem property tax. Schools levy a tax rate for maintenance and operation (M&O) and interest and sinking (I&S) against a current year tax roll. As a result of House Bill 3, as passed by the 86th Texas Legislature, signed into law, and effective in relevant part, on September 1, 2019, State funding is calculated using current year property value, which is a significant change from prior law which has relied on prior year values as certified by the Comptroller's Property Tax Division (CPTD), since 1993. However, for the purposes of districts with Tax Code Chapter 313 agreements and in accordance with Sec. 48.256 – LOCAL SHARE OF PROGRAM COST (TIER I), Subsection d - *A revenue protection payment required as part of an agreement for a limitation on appraised value shall be based on the district's taxable value of property for the preceding tax year*.

Texas school districts are funded by some combination of local ad valorem property taxes and state aid. Most of the money that a school district generates through the funding formulas is generated in Tier 1. Local M&O collections at the compressed tax rate generate Tier I funding. In 2021-22, a school district's Tier I revenue is the greater of the adjusted minimum target revenue amount or the state share of Tier 1 plus local M&O collections at the compressed rate. The Tier 1 formulas start with a Basic Allotment per student of $6,160. Funding calculations use the number of students in average daily attendance, the number of students who participate in categorical/special programs, and adjustments for size, sparsity, and location determine a Total Cost of Tier 1. A Local Fund Assignment is determined by multiplying the district's compressed tax rate by the current year property value. This formula determines the local ad valorem property taxes the district must collect in order to satisfy the district's share of the Tier 1 cost. School districts that are relatively property wealthy per student fund most of the Total Cost of Tier 1 with local property taxes, while school districts that are relatively property poor per student receive most of the Total Cost of Tier 1 from state aid.

China Spring ISD is a relatively property low wealth district per student and so most of its M&O revenue is not generated from local ad valorem property taxes. In attempting to provide some degree of funding equity among school districts, the formulas provide guaranteed yields for both Tier I (formula funding) and for Tier II (enrichment). For those districts that generate local revenue in excess of entitlement amounts, the excess revenue is recaptured. Under prior law, recapture was a function of excess property wealth per weighted student. The system continues to rely on both golden (equalized up to $98.56/WADA) and copper (equalized up to $49.28/WADA) enrichment pennies (Tier II tax rate). Under HB 3 as modified by HB 1525, districts can access up to 8 golden pennies. Copper pennies will be compressed in manner that generates the same revenue for the compressed number of pennies as were taxed under old law.

CSISD currently has property wealth per weighted ADA that is less than the second equalized wealth level at $337,101 per weighted ADA. Under prior law, CSISD was not considered a Chapter 41 district and would not have paid recapture. The implementation of HB 3 as modified by HB 1525, is not expected to alter China Spring's status in terms of being required to pay recapture. Markum Solar is requesting that the value of the solar powered electric generating facility be limited to $20,000,000 in years one through ten of the agreement, corresponding to the 2025-26 school year through the 2034-35 school year. The full value of the project would be subject to interest and sinking (I&S) taxes levied by China Spring ISD in all years of the agreement.

Underlying Assumptions

A forecast of the financial impact the proposed value limitation agreement will have on CSISD's future revenue is critical information that will be very useful to the district when making the decision to grant the limitation and for the district's long range financial planning process. Analysis for this application covers the 2023-24 through the 2039-40 school years. The Revenue Protection Clause of the proposed agreement calls for the school district to be held harmless against any potential state and local maintenance and operation revenue losses as a result of the value limitation agreement. Revenue protection calculations are to be made using the definition of lost M&O revenue as found in section 1.2 of the negotiated definitions of the agreement, along with property tax laws and school funding formulas are in place at that time in years one through ten of the agreement. This stipulation is a statutory requirement under Section 313.027 of the Tax Code.

The approach used in this report was to predict 17 years of base data including average daily attendance, M&O and I&S tax rates, maintenance and operation (M&O) tax collections and current year (CAD) values and prior year (CPTD) values for each year of the agreement. For the purposes of this analysis, final 2021 CPTD values were used as well as TEA estimates of 2022 T2 values. These values have been included in the base data illustrated in **Table 1**.

To isolate the impact of the value limitation on the District's finances over this 17 year agreement, average daily attendance and maintenance and operation tax rates were held constant at levels that were projected to exist in the 2022-23 school year. An ADA of 2,860, a WADA of 3,774.5 and a 2022 compressed M&O tax rate of .9746 were used for each year of the forecast. A tax collection rate of 100% is assumed in all of the calculations used in this analysis. 2021 CAD certified values were used in place of final T2 values which will not be available until summer of 2022. This value was used as the basis for subsequent current year (CAD) values in this report. Final 2021 T1, T2, T3 and T4 Comptroller Property Tax Division (CPTD) values, certified to school districts in late July, 2022, were used as a basis for predicting prior year (CPTD) values for each of the agreement years.

Table 1 Base District Information
China Spring ISD and Markum Solar Farm, LLC

Year of Agreement	School Year	ADA	WADA	Assumed M&O Tax Rate	Assumed I&S Tax Rate	CAD Value No Limit	CAD Value with Limitation
QTP1	2023-24	2,837	3,756	$0.9746	$0.3195	$1,200,691,194	$1,200,691,194
QTP2	2024-25	2,893	3,831	$0.9746	$0.3195	$1,209,691,194	$1,209,691,194
L1	2025-26	2,951	3,908	$0.9746	$0.3195	$1,247,544,194	$1,220,691,194
L2	2026-27	3,010	3,986	$0.9746	$0.3195	$1,243,500,094	$1,220,691,194
L3	2027-28	3,070	4,066	$0.9746	$0.3195	$1,239,456,294	$1,220,691,194
L4	2028-29	3,132	4,147	$0.9746	$0.3195	$1,234,908,794	$1,220,691,194
L5	2029-30	3,194	4,230	$0.9746	$0.3195	$1,230,361,594	$1,220,691,194
L6	2030-31	3,258	4,314	$0.9746	$0.3195	$1,225,814,594	$1,220,691,194
L7	2031-32	3,323	4,401	$0.9746	$0.3195	$1,220,763,894	$1,220,691,194
L8	2032-33	3,390	4,489	$0.9746	$0.3195	$1,216,217,494	$1,216,217,494
L9	2033-34	3,458	4,578	$0.9746	$0.3195	$1,213,183,294	$1,213,183,294
L10	2034-35	3,527	4,670	$0.9746	$0.3195	$1,211,661,394	$1,211,661,394
MVP1	2035-36	3,597	4,763	$0.9746	$0.3195	$1,211,651,694	$1,211,651,694
MVP2	2036-37	3,669	4,859	$0.9746	$0.3195	$1,211,642,294	$1,211,642,294
MVP3	2037-38	3,743	4,956	$0.9746	$0.3195	$1,211,633,094	$1,211,633,094
MVP4	2038-39	3,818	5,055	$0.9746	$0.3195	$1,211,624,194	$1,211,624,194
MVP5	2039-40	3,894	5,156	$0.9746	$0.3195	$1,211,615,494	$1,211,615,494

The proposed agreement calls for China Spring ISD to be held harmless against potential state and local revenue losses that might occur as a result of the value limitation being in effect for any given year of the agreement. In order to predict when and if these revenue losses may occur, a state and local revenue projection for the 2021-2022 school year was completed to serve as base line data and is displayed in **Table 2**. In any year of the limitation period where revenue loss occurs, as defined by the terms of the agreement, a Revenue Protection Payment is indicated for that year. The results of these calculations are illustrated in Table 3.

Financial Impact on the School District

Utilizing uncollected taxes as the definition of lost M&O revenue and the assumptions/methodology described above, total maintenance and operation revenue was estimated for each year of the agreement. **Table 3**, which summarizes the difference between the two models, indicates that there will be a total revenue loss of $234,158 over the course of the agreement. The revenue loss by the district, due to the agreement, is estimated to be mostly in the first year of the value limitation period.

Table 2	China Spring ISD 2022-2023 Projected Summary of Finances (TEA)	
Funding Elements		
Students		
	Refined Average Daily Attendance (ADA)	2,860.000
	Weighted ADA (WADA)	3,774.486
Property Values		
	2021 State Certified Property Value (prior tax year)	$1,200,691,194
	2022 Certified Property Value (current tax year)	$1,196,319,775
Tax Rates and Collections		
	2022 M&O Tax Rate	0.8720
	Maximum Compressed Tax Rate	0.8220
	2022-2023 M&O Tax Collections	$10,508,458
	2022 I&S Tax Rate	0.3937
	2022-2023 I&S Tax Collections	$5,063,666
	2022-2023 Total Tax Collections	$15,572,124
	2022-2023 Total Tax Levy	$16,070,365
Funding Components		
	District Basic Allotment	$6,160
	Available School Fund (ASF) ADA	2,777.781
	Per Capita Rate	$629.518
Tier I Funding		
	Total Cost of Tier I	$23,498,573
	Less Local Fund Assignment	($9,833,749)
	State Share of Tier I	$12,058,052
	Per Capita Distribution from Available School Fund (ASF)	($1,088,473)
Foundation School Program (FSP) State Funding		
	FSP State Share of Tier One	$11,916,161
	Tier Two	$1,272,002
	Other Programs	$0
	Total FSP Operations Funding	$13,191,566
State Aid Summary		
M&O State Aid		
	Foundation School Fund (FSP)	$13,191,566
	Available School Fund (ASF)	$1,748,663
I&S State Aid		
	Existing Debt Allotment (EDA)	$0
	Instructional Facilities Allotment (IFA) (Bond)	$0
	Instructional Facilities Allotment (IFA) (Lease-Purchase)	$0
	Additional State Aid for Homestead Exemption (ASAHE) for Facilities	$115,870
	TOTAL FSP/ASF STATE AID	**$15,056,099**
Local Revenue in Excess of Entitlement		**($0)**

Financial Impact on the Taxpayer

The terms of the proposed agreement call for the maintenance and operation (M&O) value of the project to be limited to $20 million starting in school year 2025-26 and remaining limited through school year 2034-35. The potential gross and net tax savings to Markum Solar are shown in Table 3. As stated earlier, an M&O tax rate of $.9746 and a collection rate of 100% is used throughout the calculations in this report. Table 3 shows gross tax savings due to the limitation of $950,343 over the length of the contract. Net tax savings are estimated to be $716,185. The negotiated tax savings to the company is estimated to be $475,172.

Facilities Funding Impact on the District

Reports submitted by Markum Solar show the full value of the property being depreciated over time. Even so, the full value of the project will be available to the district for I&S taxes and will enhance the district's ability to service current and future debt obligations. While the project is expected to provide additional employment opportunities in the area, the impact on student enrollment is predicted to be minimal.

Conclusion

The Markum Solar project proposed in this application will benefit the community, the district, CSISD, and the taxpayer, Markum Solar. The community will receive economic development, the taxpayer will enjoy savings on property taxes and the district will be held harmless from revenue loss due to the provisions of the agreement. The district will also enjoy an increased value available for I&S tax collections dedicated to debt service that can be leveraged to provide first class facilities for faculty and students.

It should be noted, the Texas Legislature could take additional action that could potentially change the impact of this agreement on the finances of China Spring ISD and result in estimates that differ significantly from the estimates presented in this analysis. Some of the factors that could significantly alter these estimates are legislative or administrative action by the Texas Legislature, the Texas Education Agency or the Comptroller of Public Accounts. Those actions could contain changes to the school finance formulas, property value appraisals and tax exemptions. Other factors which could change, and will impact the estimates of this agreement, include increases or decreases to property values, district tax rates and student enrollment.

Table 3 Estimated Financial Impact
China Spring ISD and Markum Solar Farm, LLC Agreement #1659

Year of Agreement	School Year	Project Value	Estimated Taxable Value	Value Savings	Assumed M&O Tax Rate	Taxes Before Value Limit	Taxes after Value Limit	Tax Savings @ Projected M&O Rate	Tax Benefit to Company Before Revenue Protection	School District Revenue Losses	Estimated Net Tax Benefits	School District Benefit $100 per ADA	Company Tax Benefit	Benefit to District Capped at 50% of Tax Savings	Benefit to Company at 50% of Tax Savings
QTP1	2023-24	$0	$0	$0	0.9746	$0	$0	$0	$0	$0	$0	$283,652	-$283,652	$0	$0
QTP2	2024-25	$9,000,000	$9,000,000	$0	0.9746	$87,714	$87,714	$0	$0	$0	$0	$289,325	-$289,325	$0	$0
L1	2025-26	$46,853,000	$20,000,000	$26,853,000	0.9746	$456,629	$194,920	$261,709	$261,709	-$234,158	$27,551	$295,112	-$267,561	$130,855	$130,855
L2	2026-27	$42,808,900	$20,000,000	$22,808,900	0.9746	$417,216	$194,920	$222,296	$222,296	$0	$222,296	$301,014	-$78,719	$111,148	$111,148
L3	2027-28	$38,765,100	$20,000,000	$18,765,100	0.9746	$377,805	$194,920	$182,885	$182,885	$0	$182,885	$307,034	-$124,150	$91,442	$91,442
L4	2028-29	$34,217,600	$20,000,000	$14,217,600	0.9746	$333,485	$194,920	$138,565	$138,565	$0	$138,565	$313,175	-$174,610	$69,282	$69,282
L5	2029-30	$29,670,400	$20,000,000	$9,670,400	0.9746	$289,168	$194,920	$94,248	$94,248	$0	$94,248	$319,439	-$225,191	$47,124	$47,124
L6	2030-31	$25,123,400	$20,000,000	$5,123,400	0.9746	$244,853	$194,920	$49,933	$49,933	$0	$49,933	$325,827	-$275,895	$24,966	$24,966
L7	2031-32	$20,072,700	$20,000,000	$72,700	0.9746	$195,629	$194,920	$709	$709	$0	$709	$332,344	-$331,635	$354	$354
L8	2032-33	$15,526,300	$15,526,300	$0	0.9746	$151,319	$151,319	$0	$0	$0	$0	$338,991	-$338,991	$0	$0
L9	2033-34	$12,492,100	$12,492,100	$0	0.9746	$121,748	$121,748	$0	$0	$0	$0	$345,771	-$345,771	$0	$0
L10	2034-35	$10,970,200	$10,970,200	$0	0.9746	$106,916	$106,916	$0	$0	$0	$0	$352,686	-$352,686	$0	$0
MVP1	2035-36	$10,960,500	$10,960,500	$0	0.9746	$106,821	$106,821	$0	$0	$0	$0	$359,740	-$359,740	$0	$0
MVP2	2036-37	$10,951,100	$10,951,100	$0	0.9746	$106,729	$106,729	$0	$0	$0	$0	$366,935	-$366,935	$0	$0
MVP3	2037-38	$10,941,900	$10,941,900	$0	0.9746	$106,640	$106,640	$0	$0	$0	$0	$374,273	-$374,273	$0	$0
MVP4	2038-39	$10,933,000	$10,933,000	$0	0.9746	$106,553	$106,553	$0	$0	$0	$0	$0	$0	$0	$0
MVP5	2039-40	$10,924,300	$10,924,300	$0	0.9746	$106,468	$106,468	$0	$0	$0	$0	$0	$0	$0	$0
TOTALS						**$3,315,692**	**$2,365,348**	**$950,343**	**$950,343**	**-$234,158**	**$716,185**	**$4,905,319**	**-$4,189,133**	**$475,172**	**$475,172**

*Note: School District Revenue-Loss estimates are subject to change based on various factors, including legislative and Texas Education Agency administrative changes to school finance formulas, year-to-year project appraisal values, and changes in school district tax rates. Additional information on the assumptions used in preparing these estimates is provided in the narrative of this Report.

EXHIBIT C

Proposed Agreement between
China Spring Independent School District
and Markum Solar Farm, LLC

AGREEMENT FOR LIMITATION ON APPRAISED VALUE OF PROPERTY FOR SCHOOL DISTRICT MAINTENANCE AND OPERATIONS TAXES

---

by and between

CHINA SPRING INDEPENDENT SCHOOL DISTRICT

and

MARKUM SOLAR FARM, LLC

(Texas Taxpayer ID #32034709793)

Comptroller Application #1659

Dated

October 17, 2022

AGREEMENT FOR LIMITATION ON APPRAISED VALUE OF PROPERTY FOR SCHOOL DISTRICT MAINTENANCE AND OPERATIONS TAXES

STATE OF TEXAS §

COUNTY OF MCLENNAN §

THIS AGREEMENT FOR LIMITATION ON APPRAISED VALUE OF PROPERTY FOR SCHOOL DISTRICT MAINTENANCE AND OPERATIONS TAXES, hereinafter referred to as this "Agreement," is executed and delivered by and between the **CHINA SPRING INDEPENDENT SCHOOL DISTRICT**, hereinafter referred to as the "District," a lawfully created independent school district within the State of Texas operating under and subject to the TEXAS EDUCATION CODE, and **MARKUM SOLAR FARM, LLC,** Texas Taxpayer Identification Number 32034709793 hereinafter referred to as the "Applicant." The Applicant and the District are hereinafter sometimes referred to individually as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, on October 18, 2021, the Superintendent of Schools of the China Spring Independent School District, acting as agent of the Board of Trustees of the District, received from the Applicant an Application for Appraised Value Limitation on Qualified Property, pursuant to Chapter 313 of the TEXAS TAX CODE;

WHEREAS, on October 18, 2021, the Board of Trustees has acknowledged receipt of the Application, and along with the requisite application fee as established pursuant to Section 313.025(a) of the TEXAS TAX CODE and Local District Policy CCG (Local), and agreed to consider the Application;

WHEREAS, the Application was delivered to the Texas Comptroller's Office for review pursuant to Section 313.025 of the TEXAS TAX CODE;

WHEREAS, the District and the Texas Comptroller's Office have determined that the Application is complete and December 17, 2021 is the Application Review Start Date as that term is defined by 34 TEXAS ADMIN. CODE Section 9.1051;

WHEREAS, pursuant to 34 TEXAS ADMIN. CODE Section 9.1054, the Application was delivered to the McLennan County Appraisal District established in McLennan County, Texas (the "McLennan County Appraisal District"), pursuant to Section 6.01 of the TEXAS TAX CODE;

WHEREAS, the Texas Comptroller's Office reviewed the Application pursuant to Section 313.025 of the TEXAS TAX CODE, conducted an economic impact evaluation pursuant to Section 313.026 of the TEXAS TAX CODE, and on March 17, 2022, issued a certificate for limitation on appraised value of the property described in the Application and provided the certificate to the District;

WHEREAS, the District's Board of Trustees, acting through its Superintendent of Schools, by letter

dated April 21, 2022, extended the statutory deadline by which the District must consider the Application until December 31, 2022, and the Comptroller was provided notice of such extension as set out under 34 TEXAS ADMIN. CODE Section 9.1054(d);

WHEREAS, the Board of Trustees has reviewed and carefully considered the economic impact evaluation and certificate for limitation on appraised value submitted by the Texas Comptroller's Office pursuant to Section 313.025 of the TEXAS TAX CODE;

WHEREAS, on October 17, 2022, the Board of Trustees conducted a public hearing on the Application at which it solicited input into its deliberations on the Application from all interested parties within the District;

WHEREAS, on October 17, 2022, the Board of Trustees made factual findings pursuant to Section 313.025(f) of the TEXAS TAX CODE, including, but not limited to findings that: (i) the information in the Application is true and correct; (ii) the Applicant is eligible for the limitation on appraised value of the Applicant's Qualified Property; (iii) the project proposed by the Applicant is reasonably likely to generate tax revenue in an amount sufficient to offset the District's maintenance and operations ad valorem tax revenue lost as a result of the Agreement before the 25th anniversary of the beginning of the limitation period; (iv) the limitation on appraised value is a determining factor in the Applicant's decision to invest capital and construct the project in this State; and (v) this Agreement is in the best interest of the District and the State of Texas;

WHEREAS, on October 17, 2022, pursuant to the provisions of 313.025(f-1) of the TEXAS TAX CODE, the Board of Trustees waived the job creation requirement set forth in Section 313.051(b) of the TEXAS TAX CODE;

WHEREAS, on September 8, 2022, the Texas Comptroller's Office approved the form of this Agreement for a Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes;

WHEREAS, on October 17, 2022, the Board of Trustees approved the form of this Agreement for a Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes, and authorized the Board President and Secretary to execute and deliver such Agreement to the Applicant; and

NOW, THEREFORE, for and in consideration of the premises and the mutual covenants and agreements herein contained, the Parties agree as follows:

ARTICLE I
DEFINITIONS

Section 1.1 DEFINITIONS. Wherever used in this Agreement, the following terms shall have the following meanings, unless the context in which used clearly indicates another meaning. Words or terms defined in 34 TEXAS ADMIN. CODE Section 9.1051 and not defined in this Agreement shall have the meanings provided by 34 TEXAS ADMIN. CODE Section 9.1051.

"*Act*" means the Texas Economic Development Act set forth in Chapter 313 of the TEXAS TAX CODE, as amended.

"*Agreement*" means this Agreement, as the same may be modified, amended, restated, amended and restated, or supplemented as approved pursuant to Sections 10.2 and 10.3.

"*Applicant*" means Markum Solar Farm, LLC, (Texas Taxpayer ID #32034709793), the entity listed in the Preamble of this Agreement and that is listed as the Applicant on the Application as of the Application Approval Date. The term "Applicant" shall also include the Applicant's assigns and successors-in-interest as approved according to Sections 10.2 and 10.3 of this Agreement.

"*Applicant's Qualified Investment*" means the Qualified Investment of the Applicant during the Qualifying Time Period and as more fully described in **EXHIBIT 3** of this Agreement.

"*Applicant's Qualified Property*" means the Qualified Property of the Applicant to which the value limitation identified in the Agreement will apply and as more fully described in **EXHIBIT 4** of this Agreement.

"*Application*" means the Application for Appraised Value Limitation on Qualified Property (Chapter 313, Subchapter B or C of the TEXAS TAX CODE) filed with the District by the Applicant on October 18, 2021. The term includes all forms required by the Comptroller, the schedules attached thereto, and all other documentation submitted by the Applicant for the purpose of obtaining an Agreement with the District. The term also includes all amendments and supplements thereto submitted by the Applicant.

"*Application Approval Date*" means the date that the Application is approved by the Board of Trustees of the District and as further identified in Section 2.3.B of this Agreement.

"*Application Review Start Date*" means the later date of either the date on which the District issues its written notice that the Applicant has submitted a completed Application or the date on which the Comptroller issues its written notice that the Applicant has submitted a completed Application and as further identified in Section 2.3.A of this Agreement.

"*Appraised Value*" shall have the meaning assigned to such term in Section 1.04(8) of the TEXAS TAX CODE.

"*Appraisal District*" means the McLennan County Appraisal District.

"*Board of Trustees*" means the Board of Trustees of the China Spring Independent School District.

"*Comptroller*" means the Texas Comptroller of Public Accounts, or the designated representative of the Texas Comptroller of Public Accounts acting on behalf of the Comptroller.

"*Comptroller's Rules*" means the applicable rules and regulations of the Comptroller set forth in Chapter 34 TEXAS ADMIN. CODE Chapter 9, Subchapter F, together with any court or administrative decisions interpreting same.

"*County*" means McLennan County, Texas.

"*District*" *or* "*School District*" means the China Spring Independent School District, being a duly authorized and operating school district in the State, having the power to levy, assess, and collect ad valorem taxes within its boundaries and to which Subchapter C of the Act applies. The term also includes any successor independent school district or other successor governmental authority having the power to levy and collect ad valorem taxes for school purposes on the Applicant's Qualified Property or the Applicant's Qualified Investment.

"*Final Termination Date*" means the last date of the final year in which the Applicant is required to Maintain Viable Presence and as further identified in Section 2.3.E of this Agreement.

"*Force Majeure*" means acts of God, war, fires, explosions, hurricanes, floods, or other causes that are beyond the reasonable control of either party and that by exercise of due foresight such party could not reasonably have been expected to avoid, and which, by the exercise of all reasonable due diligence, such party is unable to overcome. Each Party must inform the other in writing with proof of receipt within 60 business days of the existence of such Force Majeure or otherwise waive this right as a defense.

"*Land*" means the real property described on **EXHIBIT 2**, which is attached hereto and incorporated herein by reference for all purposes.

"*Maintain Viable Presence*" *means* (i) the operation during the term of this Agreement of the facility or facilities for which the tax limitation is granted; and (ii) the Applicant's maintenance of jobs and wages as required by the Act and as set forth in its Application.

"*Market Value*" shall have the meaning assigned to such term in Section 1.04(7) of the TEXAS TAX CODE.

"*New Qualifying Jobs*" means the total number of jobs to be created by the Applicant after the Application Approval Date in connection with the project that is the subject of its Application that meet the criteria of Qualifying Job as defined in Section 313.021(3) of the TEXAS TAX CODE and the Comptroller's Rules.

"*New Non-Qualifying Jobs*" means the number of Non-Qualifying Jobs, as defined in 34 TEXAS ADMIN. CODE Section 9.1051(14), to be created by the Applicant after the Application Approval Date in connection with the project which is the subject of its Application.

"*Qualified Investment*" has the meaning set forth in Section 313.021(1) of the TEXAS TAX CODE, as interpreted by the Comptroller's Rules.

"*Qualified Property*" has the meaning set forth in Section 313.021(2) of the TEXAS TAX CODE and as interpreted by the Comptroller's Rules and the Texas Attorney General, as these provisions existed on the Application Review Start Date.

"*Qualifying Time Period*" means the period defined in Section 2.3.C, during which the Applicant shall

make investment on the Land where the Qualified Property is located in the amount required by the Act, the Comptroller's Rules, and this Agreement.

"*State*" means the State of Texas.

"*Supplemental Payment*" means any payments or transfers of things of value made to the 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 and that is not authorized pursuant to Sections 313.027(f)(1) or (2) of the TEXAS TAX CODE, and specifically includes any payments required pursuant to Article VI of this Agreement.

"*Tax Limitation Amount*" means the maximum amount which may be placed as the Appraised Value on the Applicant's Qualified Property for maintenance and operations tax assessment in each Tax Year of the Tax Limitation Period of this Agreement pursuant to Section 313.054 of the TEXAS TAX CODE.

"*Tax Limitation Period*" means the Tax Years for which the Applicant's Qualified Property is subject to the Tax Limitation Amount and as further identified in Section 2.3.D of this Agreement.

"*Tax Year*" shall have the meaning assigned to such term in Section 1.04(13) of the TEXAS TAX CODE (*i.e.*, the calendar year).

"*Taxable Value*" shall have the meaning assigned to such term in Section 1.04(10) of the TEXAS TAX CODE.

Section 1.2 NEGOTIATED DEFINITIONS. Wherever used in Articles IV, V, and VI, the following terms shall have the following meanings, unless the context in which used clearly indicates another meaning or otherwise; provided however, if there is a conflict between a term defined in this section and a term defined in the Act, the Comptroller's Rules, or Section 1.1 of Agreement, the conflict shall be resolved by reference to Section 10.9.C.

"Aggregate Limit" means, for any Tax Year during the Tax Limitation Period of this Agreement, an amount equal to 50% of the Net Tax Benefit to the Applicant.

"*Applicable School Finance Law*" means the State constitution and laws, agency regulations and/or judicial rulings then controlling the public school finance system for Texas public schools and school districts generally and the District specifically, in accordance with all provisions thereof applicable to any terms of this Agreement at the time any computation, calculation or obligation of either Party under this Agreement is required to be performed or for the period to which such computation, calculation or obligation relates, as applicable. The term includes any amendments or successor statutes that may be adopted in the future which affect the calculation of the District's Maintenance and Operations Revenue or the Applicant's ad valorem tax obligation to the District, in each case, either with or without the limitation on appraised value of property pursuant to this Agreement.

"Commercial Operation" shall be measured by the installation and placement in service (upon completion of any necessary facilities for interconnection with the electric grid and commissioning) of the

Qualified Property.

"Cumulative Payments" means for each year of this Agreement the total of all payments, calculated under Articles IV, V and VI of this Agreement for the current Tax Year which are paid by or owed by Applicant to the District, plus all other payments paid by Applicant to compensate District for loss of revenue under this Agreement for the current Tax Year.

"*Lost M&O Revenue*" means the reduction in Maintenance and Operations *ad valorem* Tax Revenue to the District caused by, resulting from, or on account of the execution of this Agreement for each year starting in the year of the Application Approval Date and ending on the Final Termination Date of this Agreement as calculated in accordance with Section 4.2.

"Maintenance and Operations Tax Revenue" means (i) those revenues which the District receives from the levy of its annual ad valorem maintenance and operations tax pursuant to Section 45.002 of the TEXAS EDUCATION CODE and Article VII § 3 of the TEXAS CONSTITUTION, plus (ii) all State revenues to which the District is or may be entitled under Chapter 48 of the TEXAS EDUCATION CODE, or any other statutory provision as well as any amendment or successor statute to these provisions, minus (iii) any amounts necessary to reimburse the State of Texas or another school district for the education of additional students pursuant to Chapter 49 of the TEXAS EDUCATION CODE, in each case, as any of the items in clauses (i), (ii), and (iii) above may be amended by Applicable School Finance Law from time to time. Maintenance and Operations Revenue shall be the net amount of all such revenues, payments or other amounts which the District is entitled to receive and retain from State and local funding for maintenance and operations purposes under Applicable School Finance Law.

"New M&O Revenue" means the total State and local Maintenance and Operations Tax Revenue that the District actually received for such school year attributable to the Qualified Property that is the subject of this Agreement.

"Net Tax Benefit" means, for any Tax Year during the term of this Agreement, an amount equal to (but not less than zero): (i) the amount of maintenance and operations ad valorem taxes which the Applicant would have paid to the District for such Tax Year and all previous Tax Years during the term of this Agreement if this Agreement had not been entered into by the Parties; *minus*, (ii) an amount equal to the sum of (A) all maintenance and operations ad valorem school taxes actually due to the District or any other governmental entity, including the State of Texas, for such Tax Year and all previous Tax Years during the term of this Agreement, plus (B) any and all payments due to the District under Articles IV, V, and VI of this Agreement.

"Option to Terminate" means, Applicant's written notice to the District that (i) Applicant has determined that it will not commence or complete construction of the Applicant's Qualified Investment prior to the beginning of the Tax Limitation Period, and (ii) Applicant has elected to unilaterally terminate this Agreement Applicant's election of an Option to Terminate shall not require Applicant to pay any penalty or further liability consistent with Section 7.1.

"*Original M&O Revenue*" means the total State and local Maintenance and Operations Tax Revenue that the District would have received for the school year under the Applicable School Finance Law had this Agreement not been entered into by the Parties and the Applicant's Qualified Property been subject to the

ad valorem maintenance and operations tax at the then-current tax rate. For purposes of this calculation, the Third Party will base its calculations upon the District's taxable value of property for the preceding tax year as certified by the Appraisal District for all taxable accounts in the District, less the Qualified Property subject to this Agreement, plus the total appraised value of the Qualified Property subject to this Agreement which is or would be used for the calculation of the District's tax levy for debt service (interest and sinking fund) ad valorem tax purposes.

"*Third Party*" shall have the meaning set forth in Section 4.3.

ARTICLE II
AUTHORITY, PURPOSE AND LIMITATION AMOUNTS

Section 2.1. AUTHORITY. This Agreement is executed by the District as its written agreement with the Applicant pursuant to the provisions and authority granted to the District in Section 313.027 of the TEXAS TAX CODE.

Section 2.2. PURPOSE. In consideration of the execution and subsequent performance of the terms and obligations by the Applicant pursuant to this Agreement, identified in Sections 2.5 and 2.6 and as more fully specified in this Agreement, the value of the Applicant's Qualified Property listed and assessed by the County Appraiser for the District's maintenance and operation ad valorem property tax shall be the Tax Limitation Amount as set forth in Section 2.4 of this Agreement during the Tax Limitation Period.

Section 2.3. TERM OF THE AGREEMENT.

A. The Application Review Start Date for this Agreement is December 17, 2021, which will be used to determine the eligibility of the Applicant's Qualified Property and all applicable wage standards.

B. The Application Approval Date for this Agreement is October 17, 2022.

C. The Qualifying Time Period for this Agreement:

i. Starts on January 1, 2023, a date not later than January 1 of the fourth Tax Year following the Application Approval Date for deferrals, as authorized by §313.027(h) of the TEXAS TAX CODE; and

ii Ends on December 31, 2024, the last day of the second complete Tax Year following the Qualifying Time Period start date

D. The Tax Limitation Period for this Agreement:

i. Starts on January 1, 2025, the first complete Tax Year that begins after the end of Qualifying Time Period; and

ii. Ends on December 31, 2034.

E. The Final Termination Date for this Agreement is December 31, 2039.

F. This Agreement, and the obligations and responsibilities created by this Agreement, shall be and become effective on the Application Approval Date identified in Section 2.3.B. This Agreement, and the obligations and responsibilities created by this Agreement, terminate on the Final Termination Date identified in Section 2.3.E, unless extended by the express terms of this Agreement.

Section 2.4. TAX LIMITATION. So long as the Applicant makes the Qualified Investment as required by Section 2.5, during the Qualifying Time Period, and unless this Agreement has been terminated as provided

herein before such Tax Year, on January 1 of each Tax Year of the Tax Limitation Period, the Appraised Value of the Applicant's Qualified Property for the District's maintenance and operations ad valorem tax purposes shall not exceed the lesser of:

A. the Market Value of the Applicant's Qualified Property; or

B. $20,000,000

This Tax Limitation Amount is based on the limitation amount for the category that applies to the District on the Application Approval Date, as set out by Section 313.052 of the TEXAS TAX CODE.

Section 2.5. TAX LIMITATION ELIGIBILITY. In order to be eligible and entitled to receive the value limitation identified in Section 2.4 for the Qualified Property identified in Article III, the Applicant shall:

A. have completed the Applicant's Qualified Investment in the amount of $10,000,000 during the Qualifying Time Period;

B. have created and maintained, subject to the provisions of Section 313.0276 of the TEXAS TAX CODE, New Qualifying Jobs as required by the Act; and

C. pay an average weekly wage of at least $977 for all New Non-Qualifying Jobs created by the Applicant.

Section 2.6. TAX LIMITATION OBLIGATIONS. In order to receive and maintain the limitation authorized by Section 2.4, Applicant shall:

A. provide payments to District sufficient to protect future District revenues through payment of revenue offsets and other mechanisms as more fully described in Article IV;

B. provide payments to the District that protect the District from the payment of extraordinary education- related expenses related to the project, as more fully specified in Article V;

C. provide such Supplemental Payments as more fully specified in Article VI;

D. create and Maintain Viable Presence on or with the Qualified Property and perform additional obligations as more fully specified in Article VIII of this Agreement; and

ARTICLE III
QUALIFIED PROPERTY

Section 3.1. LOCATION WITHIN ENTERPRISE OR REINVESTMENT ZONE. At the time of the Application Approval Date, the Land is within an area designated either as an enterprise zone, pursuant to Chapter 2303 of the TEXAS GOVERNMENT CODE, or a reinvestment zone, pursuant to Chapter 311 or 312 of the TEXAS TAX CODE. The legal description, and information concerning the designation, of such zone is attached to this Agreement as **EXHIBIT 1** and is incorporated herein by reference for all purposes.

Section 3.2. LOCATION OF QUALIFIED PROPERTY AND INVESTMENT. The Land on which the Qualified Property shall be located and on which the Qualified Investment shall be made is described in **EXHIBIT 2**, which is attached hereto and incorporated herein by reference for all purposes. The Parties expressly agree that the boundaries of the Land may not be materially changed from its configuration described in **EXHIBIT 2** unless amended pursuant to the provisions of Section 10.2 of this Agreement.

Section 3.3. DESCRIPTION OF QUALIFIED PROPERTY. The Qualified Property that is subject to the Tax Limitation Amount is described in **EXHIBIT 4**, which is attached hereto and incorporated herein by reference

for all purposes. Property which is not specifically described in **EXHIBIT 4** shall not be considered by the District or the Appraisal District to be part of the Applicant's Qualified Property for purposes of this Agreement, unless by official action the Board of Trustees provides that such other property is a part of the Applicant's Qualified Property for purposes of this Agreement in compliance with Section 313.027(e) of the TEXAS TAX CODE, the Comptroller's Rules, and Section 10.2 of this Agreement.

Section 3.4. CURRENT INVENTORY OF QUALIFIED PROPERTY. In addition to the requirements of Section 10.2 of this Agreement, if there is a material change in the Qualified Property described in **EXHIBIT 4**, then within 60 days from the date commercial operation begins, the Applicant shall provide to the District, the Comptroller, the Appraisal District or the State Auditor's Office a specific and detailed description of the tangible personal property, buildings, and/or permanent, nonremovable building components (including any affixed to or incorporated into real property) on the Land to which the value limitation applies including maps or surveys of sufficient detail and description to locate all such described property on the Land.

Section 3.5. QUALIFYING USE. The Applicant's Qualified Property described in Section 3.3 qualifies for a tax limitation agreement under Section 313.024(b)(5) of the TEXAS TAX CODE as a renewable energy electric generation facility.

ARTICLE IV
PROTECTION AGAINST LOSS OF FUTURE DISTRICT REVENUES

Section 4.1. INTENT OF PARTIES.

It is the intent of the Parties in accordance with the provisions of Section 313.027(f)(1) of the TEXAS TAX CODE and Section 48.256 (d) of the TEXAS EDUCATION CODE that the District shall be compensated by the Applicant as provided in this Article IV for any Lost M&O Revenue as a direct result of, or on account of, entering into this Agreement, after taking into account any payments to be made under this Agreement. Such payments shall be independent of, and in addition to such other payments as set forth in Article V and Article VI of this Agreement. **It is the intent of the Parties that the risk of any and all Lost M&O Revenue as a direct result of, or on account of, entering into this Agreement, will be borne by the Applicant and not by the District.**

Subject to the limitations contained in this Agreement, the calculation of any Lost M&O Revenue required to be paid by the Applicant under this Article IV shall be made for the first time in the first complete Tax Year following the Application Approval Date and every year thereafter during the term of this Agreement.

Within 60 days from the date Commercial Operations begins, the Applicant shall provide to the District, the Comptroller, and the Appraisal District a verified written report, giving a specific and detailed description of the land, tangible personal property, buildings, or permanent, nonremovable building components (including any affixed to or incorporated into real property) to which the value limitation applies including maps or surveys of sufficient detail and description to locate all such Qualified Property within the boundaries of the land which is subject to the Agreement, if such final description is different than the description provided in the Application or any supplemental application information, or if no substantial changes have been made, a verification of the fact that no substantial changes have been made.

The Parties further agree that the printouts and projections produced during the negotiations and approval of this Agreement are:

i. For illustrative purposes only, are not intended to be relied upon, and have not been relied upon by the Parties as a prediction of future consequences to either Party to the Agreement;

ii. Are based upon current Applicable School Finance Law, which is subject to change by statute, by administrative regulation, or by judicial decision at any time; and,

iii. May change in future years to reflect changes in the Applicable School Finance Law.

Section 4.2 CALCULATING LOST M&O REVENUE.

Subject to the limitations contained in this Agreement, the amount to be paid by the Applicant to compensate the District for loss of M&O Revenue resulting from, or on account of, this Agreement for each year starting in the year of the Application Approval Date and ending on Final Termination Date (the "Lost M&O Revenue") shall be determined in compliance with the Applicable School Finance Law in effect for such year and according to the following formula:

Subject to the limitations contained in this Agreement, the Lost M&O Revenue owed by the Applicant to District means the Original M&O Revenue *minus* the New M&O Revenue.

In making the calculations required by this Section 4.2:

i. The Taxable Value of property for each school year will be determined under the Applicable School Finance Law.

ii. For purposes of this calculation, the tax collection rate on the Applicant's Qualified Property will be presumed to be one hundred percent (100%).

iii. If, for any year of this Agreement, the difference between the Original M&O Revenue and the New M&O Revenue, as calculated under this Section 4.2 of this Agreement, results in a negative number, the negative number will be considered to be zero.

iv. For all calculations made for years during the Tax Limitation Period under this Section 4.2 of this Agreement, Subsection ii of this subsection will reflect the Tax Limitation Amount for such year.

v. All calculations made under this Section 4.2 shall be made by a methodology which isolates only the full Maintenance and Operation Revenue impact caused by this Agreement. The Applicant shall not be responsible to reimburse the District for other revenue losses created by other agreements, or on account of or otherwise arising out of any other factors not contained in this Agreement.

Section 4.3. CALCULATIONS TO BE MADE BY THIRD PARTY.

All calculations under this Agreement shall be made annually by an independent third party (the "Third Party") selected and appointed each year by the District, subject to approval by Applicant in writing, which approval shall not unreasonably be withheld.

Section 4.4. DATA USED FOR CALCULATIONS.

The calculations for payments under this Agreement shall be initially based upon the valuations that are placed upon all taxable property in the District, including the Applicant's Qualified Property, by the Appraisal District in its annual certified tax roll submitted to the District for each Tax Year pursuant to Texas Tax Code § 26.01 on or about July 25 of each year of this Agreement. Immediately upon receipt of the valuation information by the District, the District shall submit the valuation information to the Third Party selected and appointed under Section 4.3. The certified tax roll data shall form the basis of the calculation of any and all amounts due under this Agreement. All other data utilized by the Third Party to make the calculations contemplated by this Agreement shall be based upon the best available current estimates. The data utilized by the Third Party shall be adjusted from time to time by the Third Party to reflect actual amounts, subsequent adjustments by the Appraisal District to the District's certified tax roll or any other changes in student counts, tax collections, or other data.

Section 4.5. EFFECT OF PROPERTY VALUE APPEAL OR OTHER ADJUSTMENT.

If the Applicant has appealed any matter relating to the valuations placed by the Appraisal District on the Applicant's Qualified Property, and such appeal remains unresolved at the time the Third Party selected under Section 4.3 makes its calculations under this Agreement, the Third Party shall base its calculations upon the values placed upon the Applicant's Qualified Property by the Appraisal District. The calculations shall be readjusted, if necessary, based on the outcome of the appeal as set forth below.

If as a result of an appeal or for any other reason, the Taxable Value of the Applicant's Qualified Property is changed, once the determination of the new Taxable Value becomes final, the Parties shall immediately notify the Third Party who shall immediately issue new calculations for the applicable year or years using the new Taxable Value. In the event the new calculations result in a change in any amount paid or payable by the Applicant under this Agreement, the Party from whom the adjustment is payable shall remit such amount to the other Party within thirty (30) days of the receipt of the new calculations from the Third Party.

Section 4.6. DELIVERY OF CALCULATIONS.

On or before November 1 of each year for which this Agreement is effective, the Third Party appointed pursuant to Section 4.3 of this Agreement shall forward to the Parties a certification containing the calculations required under this Article IV, Article V, and Article VI of this Agreement in sufficient detail to allow the Parties to understand the manner in which the calculations were made. The Third Party shall simultaneously submit his, her or its invoice for fees for services rendered to the Parties, if any fees are being claimed, which fee shall be the sole responsibility of the District, but subject to the provisions of Section 4.8, below. Upon reasonable prior notice, the employees and agents of the Applicant shall have access, at all reasonable times, to the Third Party's calculations, records, and correspondence pertaining to the calculation

and fee for the purpose of verification. The Third Party shall maintain supporting data consistent with generally accepted accounting practices, and the employees and agents of the Applicant shall have the right to reproduce and retain for purpose of audit, any of these documents. The Third Party shall preserve all documents pertaining to the calculation until four (4) years after the Final Termination Date of this Agreement. The Applicant shall not be liable for any of the Third Party's costs resulting from an audit of the Third Party's books, records, correspondence, or work papers pertaining to the calculations contemplated by this Agreement.

Section 4.7. STATUTORY CHANGES AFFECTING MAINTENANCE & OPERATION REVENUE.

Notwithstanding any other provision in this Agreement, in the event that, by virtue of statutory changes to the Applicable School Finance Law, administrative interpretations by the Comptroller, Commissioner of Education, or the Texas Education Agency, or for any other reason attributable to statutory change, the District will receive less Maintenance and Operations Revenue, or, if applicable, will be required to increase its payment of funds to the State, solely because of its participation in this Agreement, the Applicant shall make payments to the District that are necessary to fully reimburse and hold the District harmless from any actual negative impact on the District's Maintenance and Operation Revenue as a direct result of its participation in this Agreement. Such calculation shall take into account any adjustments to the amount calculated for the current fiscal year that should be made in order to reflect the actual impact on the District. Such payment shall be made no later than thirty (30) days following notice from the District of such determination and calculation. The District shall use reasonable efforts to mitigate the economic effects of any such statutory change or administrative interpretation, and if the Applicant disagrees with any calculation or determination by the District of any adverse impact described in this Article IV, the Applicant shall have the right to appeal such calculation or determination in accordance with the procedures set forth in Section 4.9.

Section 4.8. PAYMENT BY APPLICANT.

Subject to Section 4.9 below, the Applicant shall pay any amount determined by the Third Party to be due and owing to the District under this Agreement on or before the January 31 of the year next following the tax levy for each year for which this Agreement is effective. Subject to the limitation set forth in this Section 4.8 below, by such date, the Applicant shall also pay any amount billed by the Third Party for all calculations under this Agreement under Section 4.4, above, plus any reasonable and necessary legal expenses paid by the District to its attorneys, auditors, or financial consultants for the preparation and filing of any financial reports, disclosures, or other reimbursement applications filed with or sent to the State of Texas, for any audits conducted by the State Auditor's Office, or for other legal expenses which are, or may be required under the terms of, or because of, the execution of this Agreement. The Applicant shall only be responsible for the payment of an aggregate amount of fees and expenses under this Section 4.8 not to exceed Fifteen Thousand Dollars ($15,000.00).

Section 4.9. RESOLUTION OF DISPUTES.

Should the Applicant disagree with the Third Party calculations made pursuant to this Article IV of this Agreement, the Applicant may appeal the findings, in writing, to the Third Party within thirty (30) days following the later of (i) receipt of the certification, or (ii) the date the Applicant is granted access to the books, records, and other information in accordance with Section 4.4 for purposes of auditing or reviewing

the information in connection with the certification. Within thirty (30) days of receipt of the Applicant's appeal, the Third Party will issue, in writing, a final determination of the calculations. Thereafter, the Applicant may appeal the final determination of the certification containing the calculations to the District's Board of Trustees within thirty (30) days after receipt of the final determination of the calculations. Any appeal by the Applicant of the final determination of calculations shall in no way limit Applicant's other rights and remedies available hereunder, at law or in equity.

Section 4.10. PAYMENT LIMITATION; AGGREGATE LIMIT.

In the event that the Cumulative Payments for any Tax Year during the Limitation Period of this Agreement shall exceed the Applicant's Net Tax Benefit for that Tax Year, the Cumulative Payments owed for that year shall be limited to the Applicant's Net Tax Benefit for that Tax Year. Amounts otherwise due and owing by the Applicant to the District which, by virtue of this payment limitation, are not paid in that Tax Year shall be carried forward from year to year into subsequent Tax Years until paid in full.

ARTICLE V
PAYMENT OF EXTRAORDINARY EDUCATION-RELATED EXPENSES

Section 5.1. PAYMENT OF EXTRAORDINARY EDUCATION-RELATED EXPENSES.

In addition to the amounts determined pursuant to Articles IV and VI of this Agreement, Applicant on an annual basis shall also indemnify and reimburse District for all non-reimbursed costs, certified by the District's external auditor to have been incurred by the District for extraordinary education-related expenses directly and solely related to the project that are not directly funded in state aid formulas, including expenses for the purchase of portable classrooms and the hiring of additional personnel to accommodate a temporary increase in student enrollment caused directly by such project. Applicant shall have the right to contest the findings of the District's external auditor pursuant to Section 4.9 above.

ARTICLE VI
SUPPLEMENTAL PAYMENTS

Section 6.1. SUPPLEMENTAL PAYMENTS.

In interpreting the provisions of this Article VI, the Parties agree that, in addition to undertaking the responsibility for the payment of all of the amounts set forth under Articles IV and V, and as further consideration for the execution of this Agreement by the District, the Applicant shall also be responsible for the Supplemental Payments set forth in this Article VI. The Applicant shall not be responsible to the District or to any other person or persons in any form for the payment or transfer of money or any other thing of value in recognition of, anticipation of, or consideration for this Agreement for limitation on appraised value made pursuant to Chapter 313 of the TEXAS TAX CODE, unless it is explicitly set forth in this Agreement. It is the express intent of the Parties that the obligation for Supplemental Payments under this Article VI are separate and independent of the obligation of the Applicant to pay the amounts described in Articles IV and V, and that all payments under Article VI are subject to the separate limitations contained in Section 6.2 and Section 6.3. Each Supplemental Payment shall be due and payable on January 31st of the year following that in which such Supplemental Payment accrued.

Section 6.2. SUPPLEMENTAL PAYMENT LIMITATION.

Notwithstanding the foregoing:

A. the total of the Supplemental Payments made pursuant to this Article shall not exceed for any calendar year of this Agreement an amount equal to the greater of One Hundred Dollars ($100.00) per student per year in average daily attendance, as defined by Section 42.005 of the TEXAS EDUCATION CODE, or Fifty Thousand Dollars ($50,000.00) per year times the number of years beginning with the first complete or partial year of the Qualifying Time Period identified in Section 2.3.C and ending with the year for which the Supplemental Payment is being calculated minus all Supplemental Payments previously made by the Application;

B. Supplemental Payments may only be made during the period starting the first year of the Qualifying Time Period and ending December 31 of the third year following the end of the Tax Limitation Period.

C. the limitation in Section 6.2.A does not apply to amounts described by Section 313.027(f)(1)–(2) of the TEXAS TAX CODE as implemented in Articles IV and V of this Agreement .

D. For purposes of this Agreement, the calculation of the limit of the annual Supplemental Payment shall be the greater of $50,000 or $100 multiplied by the District's Average Daily Attendance as calculated pursuant to Section 42.005 of the TEXAS EDUCATION CODE, based upon the District's Average Daily Attendance for the previous school year.

Section 6.3. CALCULATION OF ANNUAL SUPPLEMENTAL PAYMENTS TO THE DISTRICT.

For each Tax Year beginning with the period starting the first full or partial year of the Qualifying Time Period (2023) and ending December 31 of the last year of the Tax Limitation Period (2034), Supplemental payments shall be owed. The amount of each Supplemental Payment shall be equal to the limitation amount calculated in accordance with Section 6.2 above, except that for all Tax Years during the Tax Limitation Period, the supplemental payment amount shall be subject to the Aggregate Limit as provided in the following paragraph.

If, for any Tax Year during the Tax Limitation Period of this Agreement the Cumulative Payments calculated under Sections IV, V and VI of this Agreement, exceed the Aggregate Limit for such Tax Year, the Applicant's Supplemental Payment amount for such Tax Year shall be reduced by the difference between the Cumulative Payments and the Aggregate Limit for such Tax Year, with such difference being carried forward from year-to-year until paid to the District. The Aggregate Limit shall not apply nor limit Supplemental Payment amounts due to the District during the Qualified Time Period. If payments are owed but unpaid at the end of the third Tax Year following the end of the Limitation Period due to application of the Aggregate Limit, the obligation to make such payments shall expire and no further obligation shall remain with respect to the unpaid but outstanding payments.

Section 6.4. PROCEDURES FOR SUPPLEMENTAL PAYMENT CALCULATIONS.

All calculations required by this Article VI, including but not limited to: (i) the calculation of the Applicant's Cumulative Payments; (ii) the determination of the Supplemental Payment amount and the Aggregate Limit; (iii) the effect, if any, of the Aggregate Limit upon the actual amount of Cumulative Payments and Supplemental Payments eligible to be paid to the District by the Applicant; and (iv) the carry forward and accumulation of any of the Applicant's Supplemental Payment amounts unpaid by the Applicant due to the Aggregate Limit in previous years, shall be calculated by the Third Party selected pursuant to Section 4.3.

(a) The calculations made by the Third Party shall be made at the same time and on the same schedule as the calculations made pursuant to Section 4.6.

(b) The payment of all amounts due under this Article VI shall be made at the time set forth in Section 6.1.

(c) Any appeal by the Applicant of the calculations made by the Third Party under this Article VI shall be done in the same manner as set forth in Section 4.9, above.

Section 6.5. DISTRICT'S OPTION TO DESIGNATE SUCCESSOR BENEFICIARY.

At any time during this Agreement, the Board of Trustees may, in its sole discretion, direct that any of the Applicant's payments under this Article VI be made to the District's educational foundation or to a similar entity. Such foundation or entity may only use such funds received under this Article VI to support the educational mission of the District and its students. Any designation of such foundation or entity must be made by recorded vote of the Board of Trustees at a properly posted public meeting of the Board of Trustees.

ARTICLE VII
ANNUAL LIMITATION OF PAYMENTS BY APPLICANT

Section 7.1. EFFECT OF OPTIONAL TERMINATION. Upon the exercise of the Option to Terminate, this Agreement shall terminate and be of no further force or effect; provided, however, that:

A. the Parties respective rights and obligations under this Agreement with respect to the Tax Year or Tax Years (as the case may be) through and including the Tax Year during which such notification is delivered to the District, shall not be impaired or modified as a result of such termination and shall survive such termination unless and until satisfied and discharged; and

B. the provisions of this Agreement regarding payments (including liquidated damages and tax payments), records and dispute resolution shall survive the termination or expiration of this Agreement.

ARTICLE VIII
ADDITIONAL OBLIGATIONS OF APPLICANT

Section 8.1. APPLICANT'S OBLIGATION TO MAINTAIN VIABLE PRESENCE. In order to receive and maintain the limitation authorized by Section 2.4 in addition to the other obligations required by this Agreement, the Applicant shall Maintain Viable Presence in the District commencing at the start of the Tax Limitation Period through the Final Termination Date of this Agreement. Notwithstanding anything contained in this Agreement to the contrary, the Applicant shall not be in breach of, and shall not be subject to any liability for failure to Maintain Viable Presence to the extent such failure is caused by Force Majeure, provided the Applicant makes commercially reasonable efforts to remedy the cause of such Force Majeure.

Section 8.2. REPORTS. In order to receive and maintain the limitation authorized by Section 2.4 in addition to the other obligations required by this Agreement, the Applicant shall submit all reports required from time to time by the Comptroller, listed in 34 TEXAS ADMIN. CODE Section 9.1052 and as currently located on the Comptroller's website, including all data elements required by such form to the satisfaction of the

Comptroller on the dates indicated on the form or the Comptroller's website and starting on the first such due date after the Application Approval Date.

Section 8.3. COMPTROLLER'S REPORT ON CHAPTER 313 AGREEMENTS. During the term of this Agreement, both Parties shall provide the Comptroller with all information reasonably necessary for the Comptroller to assess performance under this Agreement for the purpose of issuing the Comptroller's report, as required by Section 313.032 of the TEXAS TAX CODE.

Section 8.4. DATA REQUESTS. Upon the written request of the District, the State Auditor's Office, the Appraisal District, or the Comptroller during the term of this Agreement, the Applicant, the District or any other entity on behalf of the District shall provide the requesting party with all information reasonably necessary for the requesting party to determine whether the Applicant is in compliance with its rights, obligations or responsibilities, including, but not limited to, any employment obligations which may arise under this Agreement.

Section 8.5. SITE VISITS AND RECORD REVIEW. The Applicant shall allow authorized employees of the District, the Comptroller, the Appraisal District, and the State Auditor's Office to have reasonable access to the Applicant's Qualified Property and business records from the Application Review Start Date through the Final Termination Date, in order to inspect the project to determine compliance with the terms hereof or as necessary to properly appraise the Taxable Value of the Applicant's Qualified Property.

A. All inspections will be made at a mutually agreeable time after the giving of not less than ninety-six (96) hours prior written notice, and will be conducted in such a manner so as not to unreasonably interfere with either the construction or operation of the Applicant's Qualified Property.

B. All inspections may be accompanied by one or more representatives of the Applicant, and shall be conducted in accordance with the Applicant's safety, security, and operational standards. Notwithstanding the foregoing, nothing contained in this Agreement shall require the Applicant to provide the District, the Comptroller, or the Appraisal District with any technical or business information that is proprietary, a trade secret, or is subject to a confidentiality agreement with any third party.

Section 8.6. RIGHT TO AUDIT; SUPPORTING DOCUMENTS; AUTHORITY OF STATE AUDITOR.
By executing this Agreement, implementing the authority of, and accepting the benefits provided by Chapter 313 of the TEXAS TAX CODE, the Parties agree that this Agreement and their performance pursuant to its terms are subject to review and audit by the State Auditor as if they are parties to a State contract and subject to the provisions of Section 2262.154 of the TEXAS GOVERNMENT CODE and Section 313.010(a) of the TEXAS TAX CODE. The Parties further agree to comply with the following requirements:

A. The District and the Applicant shall maintain and retain supporting documents adequate to ensure that claims for the Tax Limitation Amount are in accordance with applicable Comptroller and State of Texas requirements. The Applicant and the District shall maintain all such documents and other records relating to this Agreement and the State's property for a period of four (4) years after the latest occurring date of:

i. date of submission of the final payment;
ii. Final Termination Date; or
iii. date of resolution of all disputes or payment.

B. During the time period defined under Section 8.6.A, the District and the Applicant shall make available at reasonable times and upon reasonable notice, and for reasonable periods, all information related to this Agreement; the Applicant's Application; and the Applicant's Qualified Property, Qualified

Investment, New Qualifying Jobs, and wages paid for New Non- Qualifying Jobs such as work papers, reports, books, data, files, software, records, calculations, spreadsheets and other supporting documents pertaining to this Agreement, for purposes of inspecting, monitoring, auditing, or evaluating by the Comptroller, State Auditor's Office, State of Texas or their authorized representatives. The Applicant and the District shall cooperate with auditors and other authorized Comptroller and State of Texas representatives and shall provide them with prompt access to all of such property as requested by the Comptroller or the State of Texas. By example and not as an exclusion to other breaches or failures, the Applicant's or the District's failure to comply with this Section shall constitute a Material Breach of this Agreement.

C. In addition to and without limitation on the other audit provisions of this Agreement, the acceptance of tax benefits or funds by the Applicant or the District or any other entity or person directly under this Agreement acts as acceptance of the authority of the State Auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. Under the direction of the legislative audit committee, the Applicant or the District or other entity that is the subject of an audit or investigation by the State Auditor must provide the State Auditor with access to any information the State Auditor considers relevant to the investigation or audit. The Parties agree that this Agreement shall for its duration be subject to all rules and procedures of the State Auditor acting under the direction of the legislative audit committee.

D. The Applicant shall include the requirements of this Section 8.6 in its subcontract with any entity whose employees or subcontractors are subject to wage requirements under the Act, the Comptroller's Rules, or this Agreement, or any entity whose employees or subcontractors are included in the Applicant's compliance with job creation or wage standard requirement of the Act, the Comptroller's Rules, or this Agreement.

Section 8.7. FALSE STATEMENTS; BREACH OF REPRESENTATIONS. The Parties acknowledge that this Agreement has been negotiated, and is being executed, in reliance upon the information contained in the Application, and any supplements or amendments thereto, without which the Comptroller would not have approved this Agreement and the District would not have executed this Agreement. By signature to this Agreement, the Applicant:

A. represents and warrants that all information, facts, and representations contained in the Application are true and correct to the best of its knowledge;

B. agrees and acknowledges that the Application and all related attachments and schedules are included by reference in this Agreement as if fully set forth herein; and

C. acknowledges that if the Applicant submitted its Application with a false statement, signs this Agreement with a false statement, or submits a report with a false statement, or it is subsequently determined that the Applicant has violated any of the representations, warranties, guarantees, certifications, or affirmations included in the Application or this Agreement, the Applicant shall have materially breached this Agreement and the Agreement shall be invalid and void except for the enforcement of the provisions required by Section 9.2 of this Agreement.

ARTICLE IX
MATERIAL BREACH OR EARLY TERMINATION

Section 9.1. EVENTS CONSTITUTING MATERIAL BREACH OF AGREEMENT. The Applicant shall be in Material Breach of this Agreement if it commits one or more of the following acts or omissions (each a

"Material Breach"):

A. The Application, any Application Supplement, or any Application Amendment on which this Agreement is approved is determined to be inaccurate as to any material representation, information, or fact or is not complete as to any material fact or representation or such application;

B. The Applicant failed to complete Qualified Investment as required by Section 2.5.A. of this Agreement during the Qualifying Time Period;

C. The Applicant failed to create and maintain the number of New Qualifying Jobs required by the Act;

D. The Applicant failed to create and maintain the number of New Qualifying Jobs specified in Schedule C of the Application;

E. The Applicant failed to pay at least the average weekly wage of all jobs in the county in which the jobs are located for all New Non-Qualifying Jobs created by the Applicant;

F. The Applicant failed to provide payments to the District sufficient to protect future District revenues through payment of revenue offsets and other mechanisms as more fully described in Article IV of this Agreement;

G. The Applicant failed to provide the payments to the District that protect the District from the payment of extraordinary education-related expenses related to the project to the extent and in the amounts that the Applicant agreed to provide such payments in Article V of this Agreement;

H. The Applicant failed to provide the Supplemental Payments to the extent and in the amounts that the Applicant agreed to provide such Supplemental Payments in Article VI of this Agreement;

I. The Applicant failed to create and Maintain Viable Presence on or with the Qualified Property as more fully specified in Article VIII of this Agreement;

J. The Applicant failed to submit the reports required to be submitted by Section 8.2 to the satisfaction of the Comptroller;

K. The Applicant failed to provide the District or the Comptroller with all information reasonably necessary for the District or the Comptroller to determine whether the Applicant is in compliance with its obligations, including, but not limited to, any employment obligations which may arise under this Agreement;

L. The Applicant failed to allow authorized employees of the District, the Comptroller, the Appraisal District, or the State Auditor's Office to have access to the Applicant's Qualified Property or business records in order to inspect the project to determine compliance with the terms hereof or as necessary to properly appraise the Taxable Value of the Applicant's Qualified Property under Sections 8.5 and 8.6;

M. The Applicant failed to comply with a request by the State Auditor's office to review and audit the Applicant's compliance with this Agreement;

N. The Applicant has made any payments to the District or to any other person or persons in any form for the payment or transfer of money or any other thing of value in recognition of, anticipation of, or consideration for this Agreement for limitation on Appraised Value made pursuant to Chapter 313 of the TEXAS TAX CODE, in excess of the amounts set forth in Articles IV, V and VI of this Agreement;

O. The Applicant failed to comply with the conditions included in the certificate for limitation issued by the Comptroller.

Section 9.2. DETERMINATION OF BREACH AND TERMINATION OF AGREEMENT.

A. Prior to making a determination that the Applicant has failed to comply in any material respect with the terms of this Agreement or to meet any material obligation under this Agreement, the District shall provide the Applicant with a written notice of the facts which it believes have caused

the breach of this Agreement, and if cure is possible, the cure proposed by the District. After receipt of the notice, the Applicant shall be given ninety (90) days to present any facts or arguments to the Board of Trustees showing that it is not in breach of its obligations under this Agreement, or that it has cured or undertaken to cure any such breach.

B. If the Board of Trustees is not satisfied with such response or that such breach has been cured, then the Board of Trustees shall, after reasonable notice to the Applicant, conduct a hearing called and held for the purpose of determining whether such breach has occurred and, if so, whether such breach has been cured. At any such hearing, the Applicant shall have the opportunity, together with their counsel, to be heard before the Board of Trustees. At the hearing, the Board of Trustees shall make findings as to:

i. whether or not a breach of this Agreement has occurred;
ii. whether or not such breach is a Material Breach;
iii. the date such breach occurred, if any;
iv. whether or not any such breach has been cured; and

C. In the event that the Board of Trustees determines that such a breach has occurred and has not been cured, it shall at that time determine:

i. the amount of recapture taxes under Section 9.4.C (net of all credits under Section 9.4.C);

ii. the amount of any penalty or interest under Section 9.4.E that are owed to the District; and

iii. in the event of a finding of a Material Breach, whether to terminate this Agreement.

D. After making its determination regarding any alleged breach, the Board of Trustees shall cause the Applicant to be notified in writing of its determination (a "Determination of Breach and Notice of Contract Termination") and provide a copy to the Comptroller.

Section 9.3. DISPUTE RESOLUTION.

A. After receipt of notice of the Board of Trustee's Determination of Breach and Notice of Contract Termination under Section 9.2, the Applicant shall have ninety (90) days in which either to tender payment or evidence of its efforts to cure, or to initiate mediation of the dispute by written notice to the District, in which case the District and the Applicant shall be required to make a good faith effort to resolve, without resort to litigation and within ninety (90) days after the Applicant initiates mediation, such dispute through mediation with a mutually agreeable mediator and at a mutually convenient time and place for the mediation. If the Parties are unable to agree on a mediator, a mediator shall be selected by the senior state district court judge then presiding in McLennan County, Texas. The Parties agree to sign a document that provides the mediator and the mediation will be governed by the provisions of Chapter 154 of the TEXAS CIVIL PRACTICE AND REMEDIES CODE and such other rules as the mediator shall prescribe. With respect to such mediation, (i) the District shall bear one-half of such mediator's fees and expenses and the Applicant shall bear one-half of such mediator's fees and expenses, and (ii) otherwise each Party shall bear all of its costs and expenses (including attorneys' fees) incurred in connection with such mediation.

B. In the event that any mediation is not successful in resolving the dispute or that payment is not received within the time period described for mediation in Section 9.3.A, either the District or the Applicant may seek a judicial declaration of their respective rights and duties under this Agreement or otherwise, in a judicial proceeding in a state district court in McLennan County, assert any rights or defenses, or seek any remedy in law or in equity, against the other Party with respect to any claim relating

to any breach, default, or nonperformance of any contract, agreement or undertaking made by a Party pursuant to this Agreement.

C. If payments become due under this Agreement and are not received before the expiration of the ninety (90) days provided for such payment in Section 9.3.A, and if the Applicant has not contested such payment calculations under the procedures set forth herein, including judicial proceedings, the District shall have the remedies for the collection of the amounts determined under Section 9.4 as are set forth in Chapter 33, Subchapters B and C, of the TEXAS TAX CODE for the collection of delinquent taxes. In the event that the District successfully prosecutes legal proceedings under this section, the Applicant shall also be responsible for the payment of attorney's fees to the attorneys representing the District pursuant to Section 6.30 of the TEXAS TAX CODE and a tax lien shall attach to the Applicant's Qualified Property and the Applicant's Qualified Investment pursuant to Section 33.07 of the TEXAS TAX CODE to secure payment of such fees.

Section 9.4. CONSEQUENCES OF EARLY TERMINATION OR OTHER BREACH BY APPLICANT.

A. In the event that the Applicant terminates this Agreement without the consent of the District, except as provided in Section 7.1 of this Agreement, the Applicant shall pay to the District liquidated damages for such failure within thirty (30) days after receipt of the notice of breach.

B. In the event that the District determines that the Applicant has failed to comply in any material respect with the terms of this Agreement or to meet any material obligation under this Agreement, the Applicant shall pay to the District liquidated damages, as calculated by Section 9.4.C, prior to, and the District may terminate the Agreement effective on the later of: (i) the expiration of the ninety (90) days provided for in Section 9.3.A, and (ii) thirty (30) days after any mediation and judicial proceedings initiated pursuant to Sections 9.3.A and 9.3.B are resolved in favor of the District.

C. The sum of liquidated damages due and payable shall be the sum total of the District ad valorem taxes for all of the Tax Years for which a tax limitation was granted pursuant to this Agreement prior to the year in which the default occurs that otherwise would have been due and payable by the Applicant to the District without the benefit of this Agreement, including penalty and interest, as calculated in accordance with Section 9.4.E. For purposes of this liquidated damages calculation, the Applicant shall be entitled to a credit for all payments made to the District pursuant to Articles IV, V, and VI. Upon payment of such liquidated damages, the Applicant's obligations under this Agreement shall be deemed fully satisfied, and such payment shall constitute the District's sole remedy.

D. In the event that the District determines that the Applicant has committed a Material Breach identified in Section 9.1, after the notice and mediation periods provided by Sections 9.2 and 9.3, then the District may, in addition to the payment of liquidated damages required pursuant to Section 9.4.C, terminate this Agreement.

E. In determining the amount of penalty or interest, or both, due in the event of a breach of this Agreement, the District shall first determine the base amount of recaptured taxes less all credits under Section 9.4.C owed for each Tax Year during the Tax Limitation Period. The District shall calculate penalty or interest for each Tax Year during the Tax Limitation Period in accordance with the methodology set forth in Chapter 33 of the TEXAS TAX CODE, as if the base amount calculated for such Tax Year less all credits under Section 9.4.C had become due and payable on February 1 of the calendar year following such Tax Year. Penalties on said amounts shall be calculated in accordance with the methodology set forth in Section 33.01(a) of the TEXAS TAX CODE, or its successor statute. Interest on said amounts shall be calculated in accordance with the methodology set forth in Section 33.01(c) of the TEXAS TAX CODE, or its successor statute.

Section 9.5. LIMITATION OF OTHER DAMAGES. Notwithstanding anything contained in this Agreement to the contrary, in the event of default or breach of this Agreement by the Applicant, the District's damages for such a default shall under no circumstances exceed the amounts calculated under Section 9.4. In addition, the District's sole right of equitable relief under this Agreement shall be its right to terminate this Agreement. The Parties further agree that the limitation of damages and remedies set forth in this Section 9.5 shall be the sole and exclusive remedies available to the District, whether at law or under principles of equity.

Section 9.6. STATUTORY PENALTY FOR INADEQUATE QUALIFIED INVESTMENT. Pursuant to Section 313.0275 of the TEXAS TAX CODE, in the event that the Applicant fails to make $10,000,000 of Qualified Investment, in whole or in part, during the Qualifying Time Period, the Applicant is liable to the State for a penalty. The amount of the penalty is the amount determined by: (i) multiplying the maintenance and operations tax rate of the school district for that tax year that the penalty is due by (ii) the amount obtained after subtracting (a) the Tax Limitation Amount identified in Section 2.4.B from (b) the Market Value of the property identified on the Appraisal District's records for the Tax Year the penalty is due. This penalty shall be paid on or before February 1 of the year following the expiration of the Qualifying Time Period and is subject to the delinquent penalty provisions of Section 33.01 of the TEXAS TAX CODE. The Comptroller may grant a waiver of this penalty in the event of Force Majeure which prevents compliance with this provision.

Section 9.7. REMEDY FOR FAILURE TO CREATE AND MAINTAIN REQUIRED NEW QUALIFYING JOBS
Pursuant to Section 313.0276 of the TEXAS TAX CODE, for any full Tax Year that commences after the project has become operational, in the event that it has been determined that the Applicant has failed to meet the job creation or retention requirements defined in Sections 9.1.C, the Applicant shall not be deemed to be in Material Breach of this Agreement until such time as the Comptroller has made a determination to rescind this Agreement under Section 313.0276 of TEXAS TAX CODE, and that determination is final.

Section 9.8. REMEDY FOR FAILURE TO CREATE AND MAINTAIN COMMITTED NEW QUALIFYING JOBS

A. In the event that the Applicant fails to create and maintain the number of New Qualifying Jobs specified in Schedule C of the Application, an event constituting a Material Breach as defined in Section 9.1.D, the Applicant and the District may elect to remedy the Material Breach through a penalty payment.

B. Following the notice and mediation periods provided by Sections 9.2 and 9.3, the District may request the Applicant to make a payment to the State in an amount equal to: (i) multiplying the maintenance and operations tax rate of the school district for that Tax Year that the Material Breach occurs by (ii) the amount obtained after subtracting (a) the Tax Limitation Amount identified in Section 2.4.B from (b) the market value of the property identified on the Appraisal District's records for each tax year the Material Breach occurs.

C. In the event that there is no tax limitation in place for the tax year that the Material Breach occurs, the payment to the State shall be in an amount equal to: (i) multiplying the maintenance and operations tax rate of the School District for each tax year that the Material Breach occurs by (ii) the amount obtained after subtracting (a) the tax limitation amount identified in Section 2.4.B from (b) the Market Value of the property identified on the Appraisal District's records for the last Tax Year for which the Applicant received a tax limitation.

D. The penalty shall be paid no later than 30 days after the notice of breach and is subject to the

delinquent penalty provisions of Section 33.01 of the TEXAS TAX CODE.

ARTICLE X.
MISCELLANEOUS PROVISIONS

Section 10.1. INFORMATION AND NOTICES.

A. Unless otherwise expressly provided in this Agreement, all notices required or permitted hereunder shall be in writing and deemed sufficiently given for all purposes hereof if (i) delivered in person, by courier (*e.g.*, by Federal Express) or by registered or certified United States Mail to the Party to be notified, with receipt obtained, or (ii) sent by facsimile or email transmission, with notice of receipt obtained, in each case to the appropriate address or number as set forth below. Each notice shall be deemed effective on receipt by the addressee as aforesaid; provided that, notice received by facsimile or email transmission after 5:00 p.m. at the location of the addressee of such notice shall be deemed received on the first business day following the date of such electronic receipt.

B. Notices to the District shall be addressed to the District's Authorized Representative as follows:

To the District		**With Copy to**
Name:	China Spring Independent School District	Leon | Alcala, PLLC
Attn:	Superintendent Dr. Marc Faulkner or his successor	Sara Hardner Leon
Address:	P.O. Box 250 12166 Yankie Road	2901 Via Fortuna, Suite 475
City/Zip:	China Spring, Texas 76633	Austin, Texas 78746
Phone :	(254) 836-1115	(512) 637-4244
Fax :	(254) 836-0559	(512) 637-4245
Email:	marc@chinaspringisd.net	sleon@leonalcala.com

C. Notices to the Applicant shall be addressed to its Authorized Representative as follows:

To the Applicant	
Name:	Scout Clean Energy
Attn:	Matt Heck, Vice President of Development
Address:	5775 Flatiron Parkway, Suite 120
City/Zip:	Boulder, CO 80301
Phone :	(720) 592-0507
Fax:	N/A
Email:	mheck@scoutcleanenergy.com

or at such other address or to such other facsimile transmission number and to the attention of

such other person as a Party may designate by written notice to the other.

D. A copy of any notice delivered to the Applicant shall also be delivered to any lender for which the Applicant has provided the District notice of collateral assignment information pursuant to Section 10.3.C, below.

Section 10.2. AMENDMENTS TO APPLICATION AND AGREEMENT; WAIVERS.

A. This Agreement may not be modified or amended except by an instrument or instruments in writing signed by all of the Parties and after completing the requirements of Section 10.2.B. Waiver of any term, condition, or provision of this Agreement by any Party shall only be effective if in writing and shall not be construed as a waiver of any subsequent breach of, or failure to comply with, the same term, condition, or provision, or a waiver of any other term, condition, or provision of this Agreement.

B. By official action of the District's Board of Trustees, the Application and this Agreement may only be amended according to the following:

i. The Applicant shall submit to the District and the Comptroller:

a. a written request to amend the Application and this Agreement, which shall specify the changes the Applicant requests;

b. any changes to the information that was provided in the Application that was approved by the District and considered by the Comptroller;

c. and any additional information requested by the District or the Comptroller necessary to evaluate the amendment or modification;

ii. The Comptroller shall review the request and any additional information for compliance with the Act and the Comptroller's Rules and provide a revised Comptroller certificate for a limitation within 90 days of receiving the revised Application and, if the request to amend the Application has not been approved by the Comptroller by the end of the 90-day period, the request is denied; and

iii. If the Comptroller has not denied the request, the District's Board of Trustees shall approve or disapprove the request before the expiration of 150 days after the request is filed.

C. Any amendment of the Application and this Agreement adding additional or replacement Qualified Property pursuant to this Section 10.2 of this Agreement shall:

i. require that all property added by amendment be eligible property as defined by Section 313.024 of the TEXAS TAX CODE;

ii. clearly identify the property, investment, and employment information added by amendment from the property, investment, and employment information in the original Agreement; and

D. The Application and this Agreement may not be amended to extend the value limitation time period beyond its ten-year statutory term.

E. The Comptroller determination made under Section 313.026(c)(2) of the TEXAS TAX CODE in the original certificate for a limitation satisfies the requirement of the Comptroller to make the same determination for any amendment of the Application and this Agreement, provided that the facts upon which the original determination was made have not changed.

Section10.3. ASSIGNMENT.

A. Any assignment of any rights, benefits, obligations, or interests of the Parties in this Agreement, other than a collateral assignment purely for the benefit of creditors of the project, is

considered an amendment to the Agreement and such Party may only assign such rights, benefits, obligations, or interests of this Agreement after complying with the provisions of Section 10.2 regarding amendments to the Agreement. Other than a collateral assignment to a creditor, this Agreement may only be assigned to an entity that is eligible to apply for and execute an agreement for limitation on appraised value pursuant to the provisions of Chapter 313 of the TEXAS TAX CODE and the Comptroller's Rules.

B. In the event of a merger or consolidation of the District with another school district or other governmental authority, this Agreement shall be binding on the successor school district or other governmental authority.

C. In the event of an assignment to a creditor, the Applicant must notify the District and the Comptroller in writing no later than 30 days after the assignment. This Agreement shall be binding on the assignee.

Section 10.4. MERGER. This Agreement contains all of the terms and conditions of the understanding of the Parties relating to the subject matter hereof. All prior negotiations, discussions, correspondence, and preliminary understandings between the Parties and others relating hereto are superseded by this Agreement.

Section 10.5. GOVERNING LAW. This Agreement and the transactions contemplated hereby shall be governed by and interpreted in accordance with the laws of the State of Texas without giving effect to principles thereof relating to conflicts of law or rules that would direct the application of the laws of another jurisdiction. Venue in any legal proceeding shall be in a state district court in McLennan County.

Section 10.6. AUTHORITY TO EXECUTE AGREEMENT. Each of the Parties represents and warrants that its undersigned representative has been expressly authorized to execute this Agreement for and on behalf of such Party.

Section 10.7. SEVERABILITY. If any term, provision or condition of this Agreement, or any application thereof, is held invalid, illegal, or unenforceable in any respect under any Law (as hereinafter defined), this Agreement shall be reformed to the extent necessary to conform, in each case consistent with the intention of the Parties, to such Law, and to the extent such term, provision, or condition cannot be so reformed, then such term, provision, or condition (or such invalid, illegal or unenforceable application thereof) shall be deemed deleted from (or prohibited under) this Agreement, as the case may be, and the validity, legality, and enforceability of the remaining terms, provisions, and conditions contained herein (and any other application such term, provision, or condition) shall not in any way be affected or impaired thereby. Upon such determination that any term or other provision is invalid, illegal, or incapable of being enforced, the Parties hereto shall negotiate in good faith to modify this Agreement in an acceptable manner so as to effect the original intent of the Parties as closely as possible so that the transactions contemplated hereby are fulfilled to the extent possible. As used in this Section 10.7, the term "Law" shall mean any applicable statute, law (including common law), ordinance, regulation, rule, ruling, order, writ, injunction, decree, or other official act of or by any federal, state or local government, governmental department, commission, board, bureau, agency, regulatory authority, instrumentality, or judicial or administrative body having jurisdiction over the matter or matters in question.

Section 10.8. PAYMENT OF EXPENSES. Except as otherwise expressly provided in this Agreement, or as covered by the application fee, each of the Parties shall pay its own costs and expenses relating to this Agreement, including, but not limited to, its costs and expenses of the negotiations leading up to this

Agreement, and of its performance and compliance with this Agreement.

Section 10.9. INTERPRETATION.

A. When a reference is made in this Agreement to a Section, Article, or Exhibit, such reference shall be to a Section or Article of, or Exhibit to, this Agreement unless otherwise indicated. The headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

B. The words "include," "includes," and "including" when used in this Agreement shall be deemed in such case to be followed by the phrase, "but not limited to". Words used in this Agreement, regardless of the number or gender specifically used, shall be deemed and construed to include any other number, singular or plural, and any other gender, masculine, feminine or neuter, as the context shall require.

C. The provisions of the Act and the Comptroller's Rules are incorporated by reference as if fully set forth in this Agreement. In the event of a conflict, the conflict will be resolved by reference to the following order of precedence:

i. The Act;

ii. The Comptroller's Rules as they exist at the time the Agreement is executed, except as allowed in the definition of Qualified Property in Section 1.1; and

iii. This Agreement and its Attachments including the Application as incorporated by reference.

Section 10.10. EXECUTION OF COUNTERPARTS. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, and all of which, taken together, shall constitute but one and the same instrument, which may be sufficiently evidenced by one counterpart.

Section 10.11. PUBLICATION OF DOCUMENTS. The Parties acknowledge that the District is required to publish the Application and its required schedules, or any amendment thereto; all economic analyses of the proposed project submitted to the District; and the approved and executed copy of this Agreement or any amendment thereto, as follows:

A. Within seven (7) days of receipt of such document, the District shall submit a copy to the Comptroller for publication on the Comptroller's Internet website;

B. The District shall provide on its website a link to the location of those documents posted on the Comptroller's website;

C. This Section does not require the publication of information that is confidential under Section 313.028 of the TEXAS TAX CODE.

Section 10.12. CONTROL; OWNERSHIP; LEGAL PROCEEDINGS. The Applicant shall immediately notify the District and Comptroller's office in writing of any actual or anticipated change in the control or ownership of the Applicant and of any legal or administrative investigations or proceedings initiated against the Applicant related to the project regardless of the jurisdiction from which such proceedings originate.

Section 10.13. DUTY TO DISCLOSE. If circumstances change or additional information is obtained regarding any of the representations and warranties made by the Applicant in the Application or this Agreement, or any other disclosure requirements, subsequent to the date of this Agreement, the Applicant's

duty to disclose continues throughout the term of this Agreement.

Section 10.14. CONFLICTS OF INTEREST.

A. The District represents that, after diligent inquiry, each local public official or local government officer, as those terms are defined in Chapters 171 and 176 of the TEXAS LOCAL GOVERNMENT CODE, has disclosed any conflicts of interest in obtaining or performing this Agreement and related activities, appropriately recused from any decisions relating to this Agreement when a disclosure has been made, and the performance of this Agreement will not create any appearance of impropriety. The District represents that it, the District's local public officials or local government officer, as those terms are defined in Chapters 171 and 176 of the TEXAS LOCAL GOVERNMENT CODE, have not given, nor intend to give, at any time hereafter, any future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant, employee, or representative of the other Party or the State of Texas in connection with this Agreement.

B. The Applicant represents that, after diligent inquiry, each of its agents, as defined in Chapter 176 of the TEXAS LOCAL GOVERNMENT CODE, involved in the representation of the Applicant with the District has complied with the provisions of Chapter 176 of the TEXAS LOCAL GOVERNMENT CODE. The Applicant represents that it and its agents, as defined in Chapter 176 of the TEXAS LOCAL GOVERNMENT CODE, have not given, nor intend to give, at any time hereafter, any future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant, employee, or representative of the other Party or the State of Texas in connection with this Agreement.

C. The District and the Applicant each separately agree to notify the other Party and the Comptroller immediately upon learning of any conflicts of interest.

Section 10.15. PROVISIONS SURVIVING EXPIRATION OR TERMINATION. Notwithstanding the expiration or termination (by agreement, breach, or operation of time) of this Agreement, the provisions of this Agreement regarding payments (including liquidated damages and tax payments), reports, records, and dispute resolution of the Agreement shall survive the termination or expiration dates of this Agreement until the following occurs:

A. all payments, including liquidated damage and tax payments, have been made;

B. all reports have been submitted;

C. all records have been maintained in accordance with Section 8.6.A; and

D. all disputes in controversy have been resolved.

Section 10.16. FACSIMILE OR ELECTRONIC DELIVERY.

A. This Agreement may be duly executed and delivered in person, by mail, or by facsimile or other electronic format (including portable document format (pdf) transmitted by e- mail). The executing Party must promptly deliver a complete, executed original or counterpart of this Agreement to the other executing Parties. This Agreement shall be binding on and enforceable against the executing Party whether or not it delivers such original or counterpart.

B. Delivery is deemed complete as follows:

i. When delivered if delivered personally or sent by express courier service;

ii. Three (3) business days after the date of mailing if sent by registered or certified U.S. mail, postage prepaid, with return receipt requested;

iii. When transmitted if sent by facsimile, provided a confirmation of transmission is

produced by the sending machine; or

iv. When the recipient, by an e-mail sent to the e-mail address for the executing Parties acknowledges having received that e-mail (an automatic "read receipt" does not constitute acknowledgment of an e-mail for delivery purposes).

IN WITNESS WHEREOF, this Agreement has been executed by the Parties in multiple originals on this 17th day of October, 2022.

MARKUM SOLAR FARM, LLC

By: _____

Matt Heck,
Vice President
Scout Clean Energy

CHINA SPRING INDEPENDENT SCHOOL DISTRICT

By: _____

Rick Hines, President, Board of Trustees

ATTEST:

_____

Holly Dunham, Secretary, Board of Trustees

EXHIBIT 1
DESCRIPTION AND LOCATION OF ENTERPRISE OR REINVESTMENT ZONE

ORDER OF THE COMMISSIONERS COURT OF MCLENNAN COUNTY, TEXAS DESIGNATING, CREATING AND ESTABLISHING COUNTY REINVESTMENT ZONE NO. 6

WHEREAS, pursuant to Chapter 312, Subchapter C of the *Texas Property Tax Code* and the Amended and Restated McLennan County Tax Abatement Guidelines, the McLennan County Commissioners Court is authorized to create county reinvestment zones for purposes of allowing for tax abatements to encourage the expansion and/or retention of primary employment, attract major investment to the zone, and contribute to the economic development of McLennan County;

WHEREAS, The Owner of the Project, Glory Leasing, LLC, an affiliate of Linn Family Partnership, Ltd, is proposing to develop and construct/install facilities and equipment for, and the operation of an approximately 161 MWac-solar electric generating farm/system/facility, photovoltaic panels, central inverters, and other equipment and appurtenances required to capture solar energy and convert it to electricity, with approximately one half of the Project to be located on the Property in Exhibits "A" and "B". The Property described above is in an unincorporated area of McLennan County located in northwest McLennan County near 18780 FM 1637, Valley Mills, Texas. (hereinafter "Project"). The Owner's proposed and estimated capital investment for the Project in McLennan County, including real and personal property improvements, is $65,000,000. Glory Leasing, LLC is the applicant for tax abatement. The land is owned by L Bar L Ranch, LP. As part of the Markum Solar Project the land has been leased by L Bar L Ranch, LP. to Glory Leasing, LLC.;

WHEREAS, notice of the consideration by the Commissioners Court of the creation of a County Reinvestment Zone having the same boundaries as the property boundaries set forth in Exhibits "A" and "B" and the public hearing thereon was given in accordance with Section 312.401 of the *Texas Property Tax Code*;

WHEREAS, a public hearing was held in accordance with Section 312.401 of the *Texas Property Tax Code*; and

WHEREAS, after considering the information before it, including input from the public hearing, the Commissioners Court finds that creation of the Reinvestment Zone is in the best interest of the County and its citizens, and in the best interest of the school district in which the Project is located;

NOW, THEREFORE, BE IT ORDERED BY THE COMMISSIONERS COURT OF MCLENNAN COUNTY, TEXAS THAT:

1. the above recitals are incorporated herein for all purposes and made findings of fact;

2. the Commissioners Court hereby finds that the creation and establishment of a County Reinvestment Zone having the boundaries set forth in Exhibits "A" and "B" would contribute to the retention or expansion of primary employment or would attract major investment in the zone that would be a benefit to the property to be included in the zone, would be a benefit to the taxing units with jurisdiction over the land after expiration of the Zone or any abatement agreements entered into for property within the Zone, and would contribute to the economic development and tax base of McLennan County, and the economic development of the State of Texas, including by providing clean energy from a renewable source; and

3. County Reinvestment Zone No. 6 having the boundaries set forth in Exhibits "A" and "B" is hereby created, designated and established, which Zone shall be eligible for tax abatement subject to the *Texas Property Tax Code*, the McLennan County Tax Abatement Guidelines and any amendments thereto, and approval of any applicable Tax Abatement Agreements by this Commissioners Court.

PASSED and APPROVED at a meeting of the McLennan County Commissioners Court noticed and held in accordance with Chapter 551 of the *Government Code* on August 27, 2019.

Scott M. Felton, County Judge

Attest:

County Clerk or Deputy Clerk

EXHIBIT A

Markum Solar, Proposed Reinvestment Zone

Being a 778.694 acre tract out of the Miguel Rabajo survey, A-33 in McLennan County, Texas. Said land being part of the real property conveyed by Bill C. Latham as Grantor to L Bar L Ranch, LP by an Assumption Warranty Deed filed under Clerk's Document No. 2004026071 in the Official Public Records of McLennan County, Texas and dated June 10, 2004. The same being identified as McLennan County Central Appraisal District Property I.D. No. 108668 and as shown on the McLennan County Central Appraisal District Map attached hereto as Exhibit B, Attachment 1 and as further described in the drawing attached hereto as Exhibit B, Attachment 2. The same being all of the remainder of the land of L Bar L Ranch, LP located in McLennan County, Texas save and except for 24.573 acres identified as L Bar L Addition Block 1, Lot 1 in McLennan County, Texas, and having the McLennan County Central Appraisal District Property I.D. No. 353679.

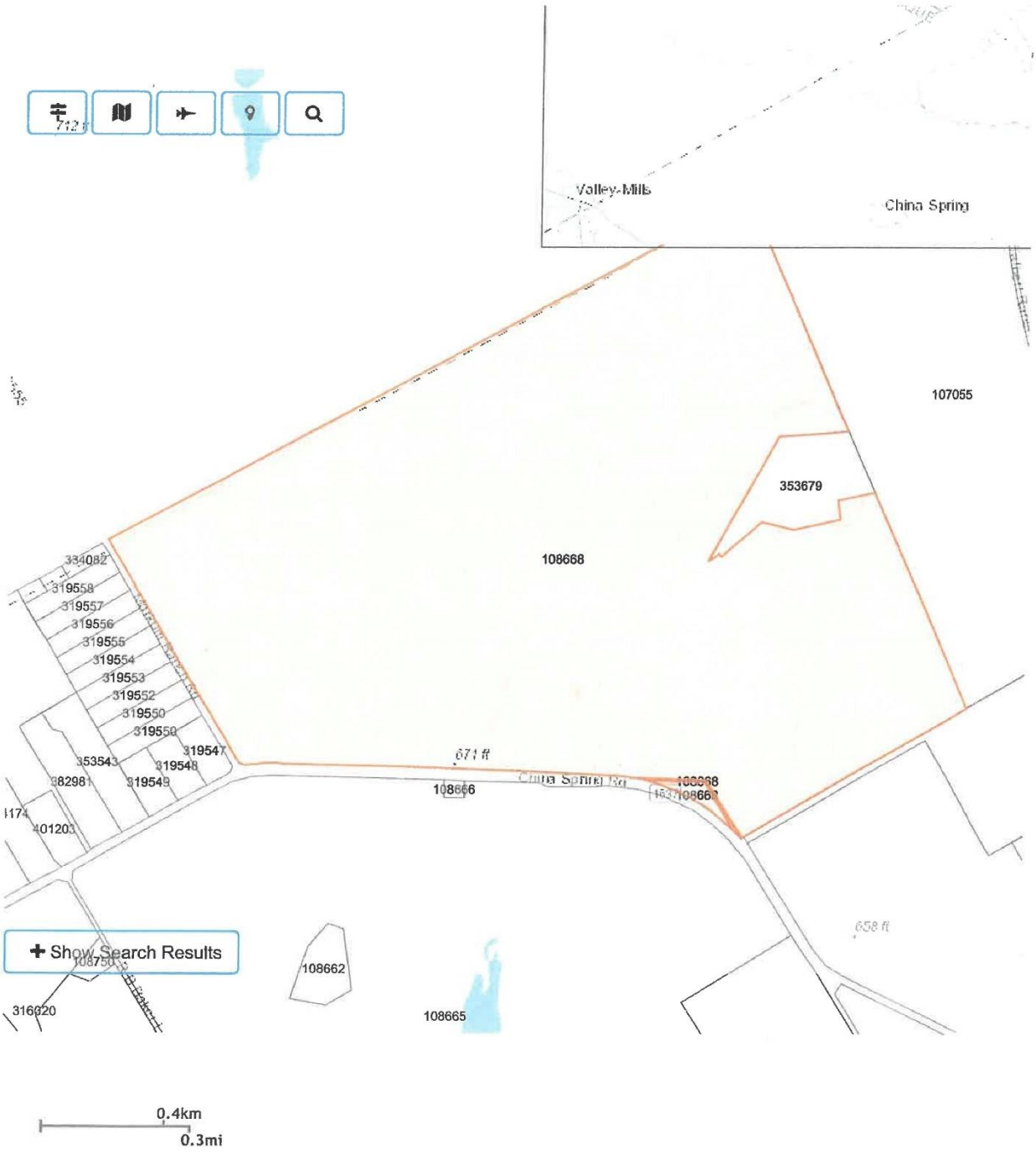
Proposed to be called County Reinvestment Zone No. 6.

EXHIBIT B

EXHIBIT 1

Attachment 1

EXHIBIT 1


Valley Mills
China Spring
107055
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108668
334082
319558
319557
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319553
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319550
319547
319548
319549
353543
382981
401203
671 ft
108666
China Spring Rd
108662
108665
316020
658 ft
Show Search Results
0.4km
0.3mi

EXHIBIT 1

Attachment 2

EXHIBIT 1

Markum Solar, Glory Leasing, LLC
McLennan County Proposed Reinvestment Zone

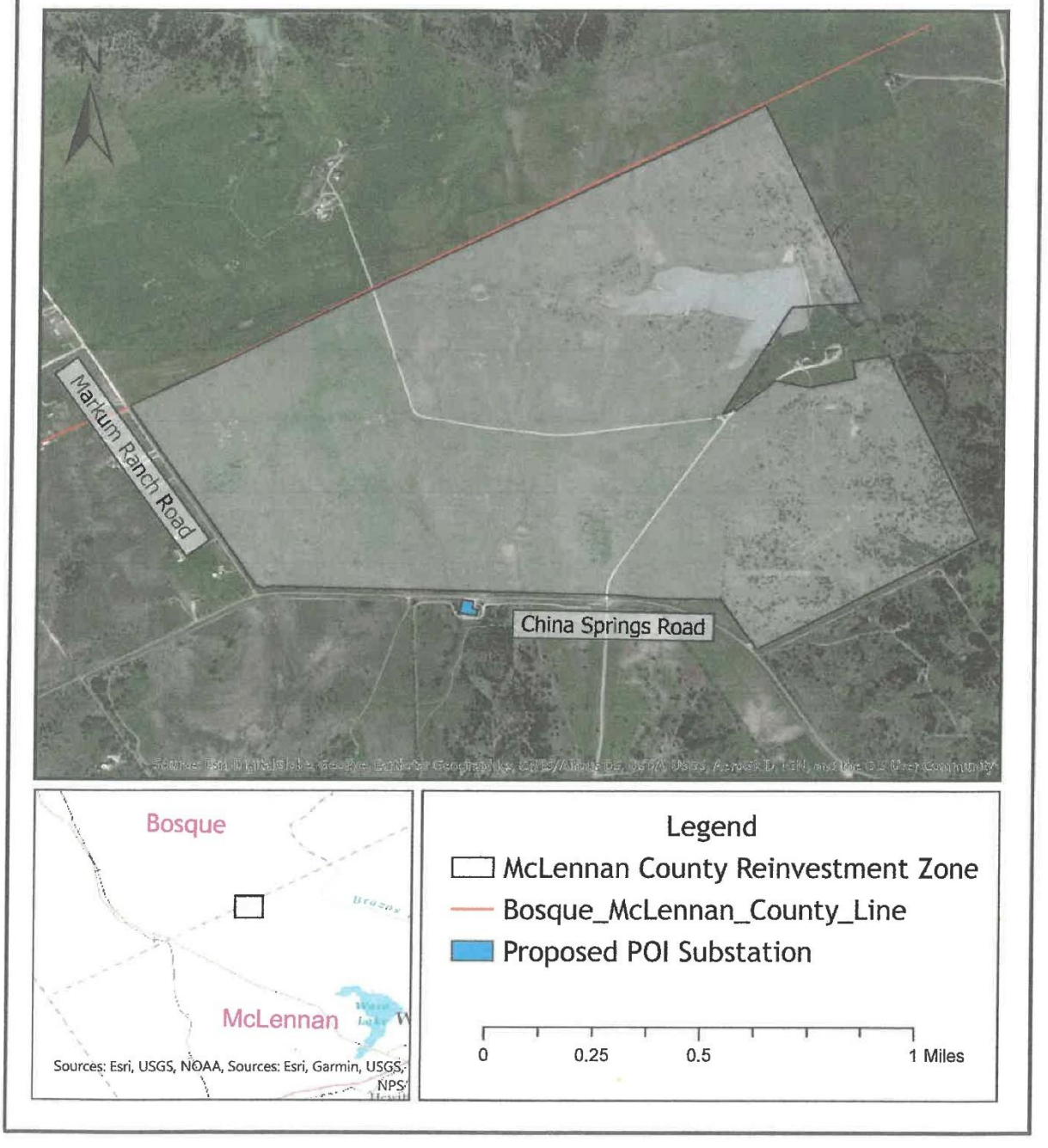
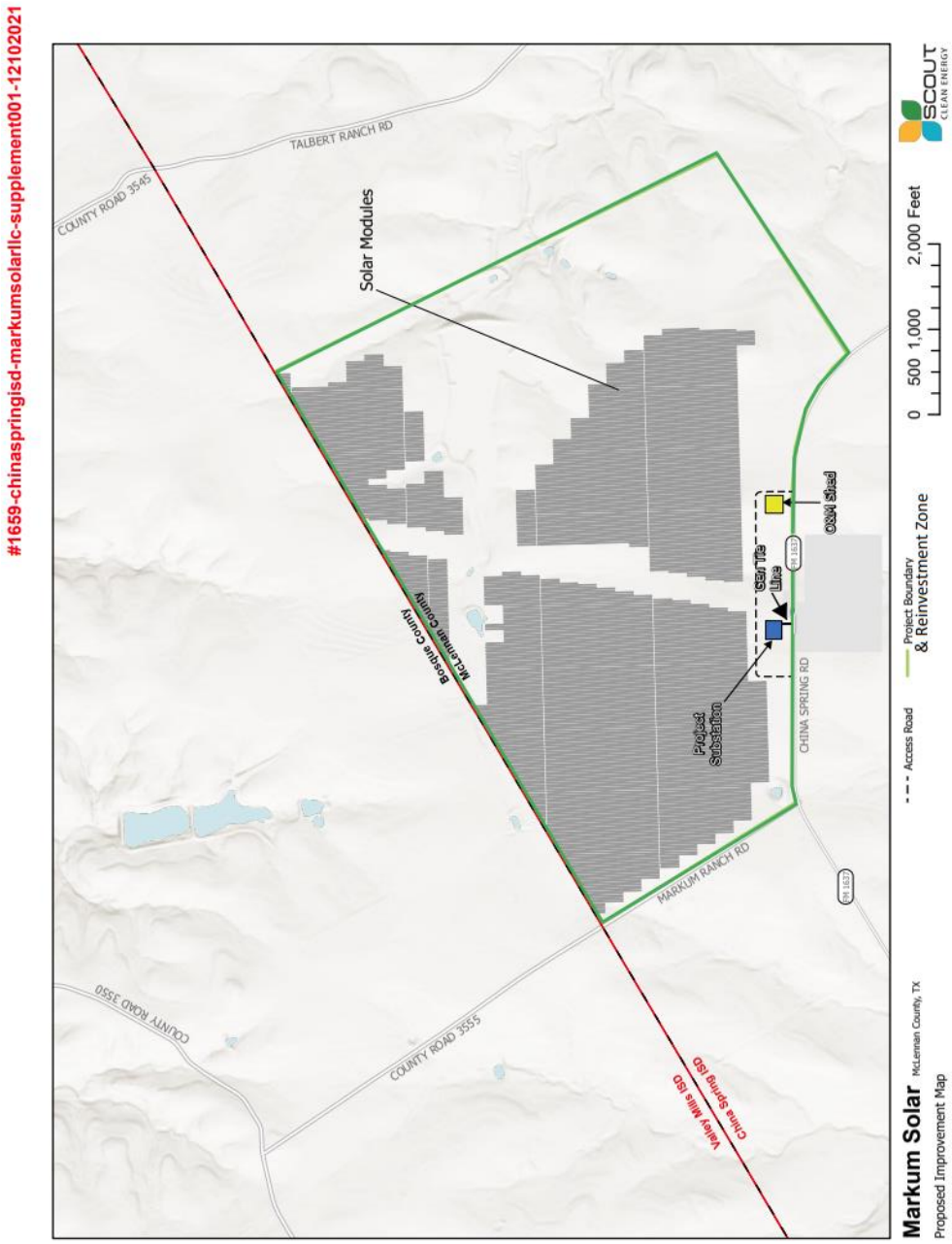


EXHIBIT 2
DESCRIPTION AND LOCATION OF LAND



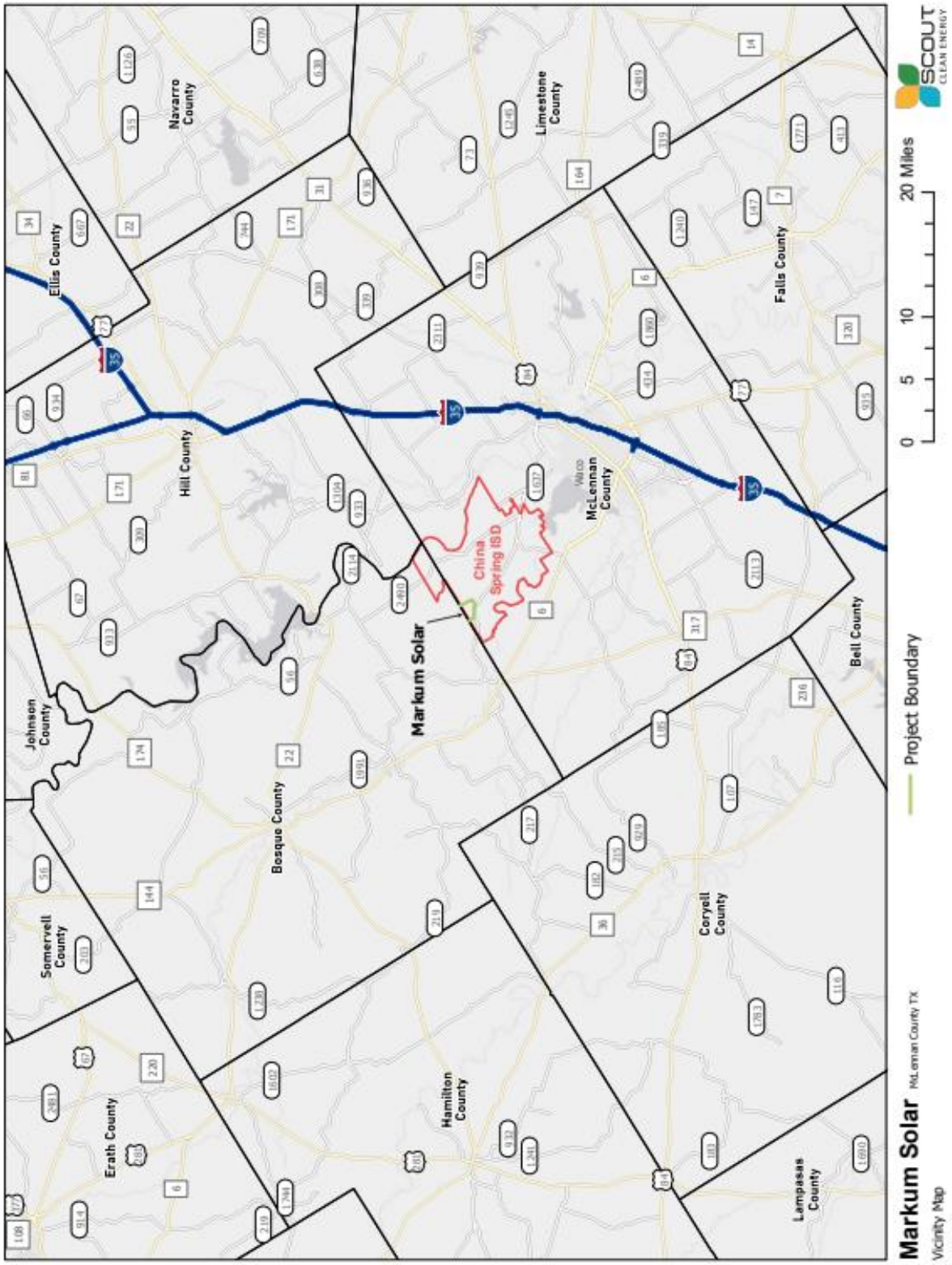

Markum Solar
McLennan County TX
Vicinity Map
7/7/2021
Project Boundary
0 5 10 20 Miles
SCOUT CLEAN ENERGY
Markum Solar
China Spring ISD
Navarro County
Limestone County
Ellis County
Hill County
McLennan County
Falls County
Johnson County
Bosque County
Bell County
Somervell County
Coryell County
Erath County
Hamilton County
Lampasas County

EXHIBIT 3
APPLICANT'S QUALIFIED INVESTMENT

Markum Solar Farm, LLC plans to construct an 80 MW solar farm in McLennan County.

This application covers all qualified property within China Spring ISD necessary for the commercial operations of the proposed solar farm described in Tab 4. Eighty megawatts (80 MW) will be located in China Spring ISD. Panel placement is subject to change but for purposes of this application, the Project anticipates using approximately 210,789 PV modules or equivalent and 20 inverters.

This application covers all qualified investment and qualified property necessary for the commercial operations of the solar farm.

Qualified Investment and qualified property includes but is not limited to; solar modules/panels, racking and mounting structures, inverters boxes, combiner boxes, meteorological equipment, foundations, roadways, paving, fencing, collection system, electrical substations, generation transmission tie line and associated towers, interconnection facilities, an O&M Facility and control systems necessary for commercial generation of electricity.

*NOTE: The map in TAB 11 shows the potential locations of improvements within China Spring ISD boundaries; however, the final number of panels and inverters and the location of each of these facilities is dependent upon ongoing negotiations with power purchasers and other factors.

EXHIBIT 4
DESCRIPTION AND LOCATION OF QUALIFIED PROPERTY

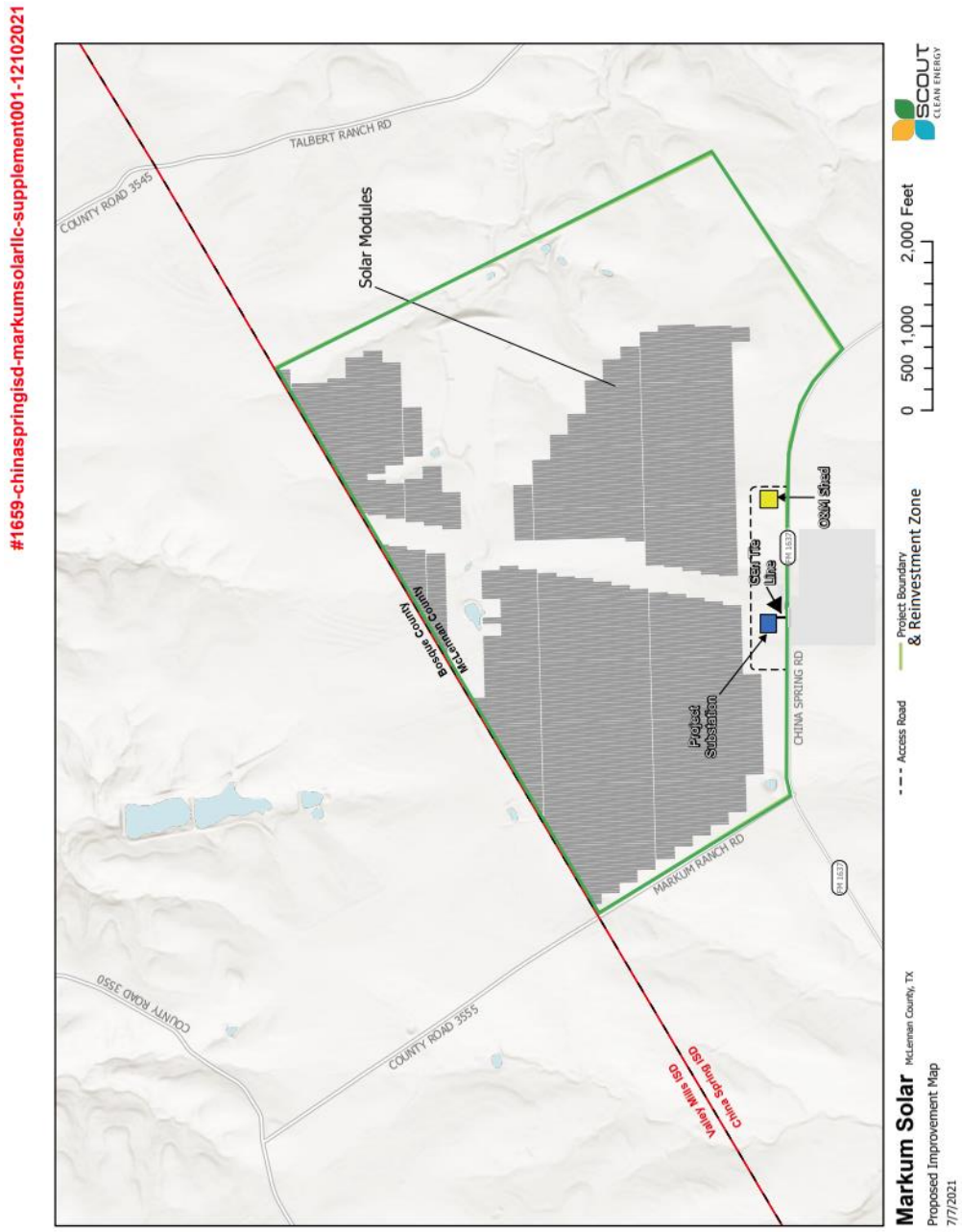
Markum Solar Farm, LLC plans to construct an 80 MW solar farm in McLennan County.

This application covers all qualified property within China Spring ISD necessary for the commercial operations of the proposed solar farm described in Tab 4. Eighty megawatts (80 MW) will be located in China Spring ISD. Panel placement is subject to change but for purposes of this application, the Project anticipates using approximately 210,789 PV modules or equivalent and 20 inverters.

This application covers all qualified investment and qualified property necessary for the commercial operations of the solar farm.

Qualified Investment and qualified property includes but is not limited to; solar modules/panels, racking and mounting structures, inverters boxes, combiner boxes, meteorological equipment, foundations, roadways, paving, fencing, collection system, electrical substations, generation transmission tie line and associated towers, interconnection facilities, an O&M Facility and control systems necessary for commercial generation of electricity.

*NOTE: The map in TAB 11 shows the potential locations of improvements within China Spring ISD boundaries; however, the final number of panels and inverters and the location of each of these facilities is dependent upon ongoing negotiations with power purchasers and other factors.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TALBERT RANCH RD
COUNTY ROAD 3545
Solar Modules
McLennan County
Bosque County
Gen Tie Line
OSW Shed
Project Substation
CHINA SPRING RD
FM 1637
MARKUM RANCH RD
FM 1637
COUNTY ROAD 3550
COUNTY ROAD 3555
China Spring ISD
Valley Mills ISD
Access Road
Project Boundary & Reinvestment Zone
0 500 1,000 2,000 Feet
SCOUT CLEAN ENERGY
Markum Solar McLennan County, TX
Proposed Improvement Map
7/7/2021