



March 2, 2022

Ms. Jo Ann Reyes  
Texas Comptroller of Public Accounts  
Data Analysis and Transparency  
LBJ Building  
111 East 17<sup>th</sup> Street  
Austin, Texas 78774

RE: 1703-Normangee ISD-CG Leon County Application Amendment 1, 03012022

Dear Ms. Reyes:

Please find the Amendments for 1703-Normangee ISD-CG Leon County Application. The Changes made and documented are as follows:

1. **Section 3, 1a, Payee:** Change to Normangee (instead of Leon)
2. **Section 5, 2a/Tab 3:** Documentation added for Franchise Tax reporting.
3. **Section 10, #6 and Tab 6:** Section 10, #6 changed to Yes. In Tab 6, text has been edited.
4. **Section 14, #1/Tab 12:** Jobs updated to 2.
5. **Tab 10,** The first map in this tab was replaced with attached.
6. **Wages,** 3<sup>rd</sup> Quarter wages for 2021 have been updated.
7. **Tab 14, Schedule A1:** Totals entered in Column E.
8. **Tab 17,** A new signature page is included.

Thank you for your attention in this matter. If we can be of any assistance, please let us know.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Daron Fredrickson'.

Daron Fredrickson  
Partner, EVP of Business Development

## Texas Comptroller of Public Accounts

Data Analysis and  
Transparency  
Form 50 296 ASECTION 2: Applicant Information *(continued)*4. Authorized Company Consultant *(If Applicable)*

Daron	Fredrickson
First Name	Last Name
Partner	
Title	
Merit Advisors, LLC	
Firm Name	
940-665-6452	940-612-3921
Phone Number	Fax Number
dfredrickson@meritadvisor.com	
Business Email Address	

## SECTION 3: Fees and Payments

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

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

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

\$ 80,000.00	Check
Payment Amount	Transaction Type
ConnectGen LLC	Normangee Independent School District
Payor	Payee
February 10, 2022	
Date transaction was processed	

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

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

## SECTION 4: Business Applicant Information

1. What is the legal name of the applicant under which this application is made? CG Leon County LLC
2. Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) 32071244225
3. Parent Company Name ConnectGen West LLC
4. Parent Company Tax ID 83-3723867
5. NAICS code 221114
6. Is the applicant a party to any other pending or active Chapter 313 agreements? ☐ Yes ☒ No
- 6a. If yes, please list application number, name of school district and year of agreement

## SECTION 5: Applicant Business Structure

1. Business Organization of Applicant *(corporation, limited liability corporation, etc)* Limited Liability Company
2. Is applicant a combined group, or comprised of members of a combined group, as defined by Tax Code §171.0001(7)? ☒ Yes ☐ No
- 2a. If yes, attach in **Tab 3** a copy of the most recently submitted Texas Comptroller Franchise Tax Form No. 05-165, No. 05-166, or any other documentation from the Franchise Tax Division to demonstrate the applicant's combined group membership and contact information.

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

County: Abatement, 100%, 2025-2034  
*(Incentive type, percentage, start and end year)*City: n/a  
*(Incentive type, percentage, start and end year)*Hospital District: n/a  
*(Incentive type, percentage, start and end year)*Water District: n/a  
*(Incentive type, percentage, start and end year)*Other (describe): n/a  
*(Incentive type, percentage, start and end year)*Other (describe): \_\_\_\_\_  
*(Incentive type, percentage, start and end year)*

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

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

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

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

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

**NOTE:** The minimum amount of qualified investment required to qualify for an appraised value limitation and the minimum amount of appraised value limitation vary depending on whether the school district is classified as Subchapter B or Subchapter C, and the taxable value of the property within the school district. For assistance in determining estimates of these minimums, access the Comptroller's website at [comptroller.texas.gov/economy/local/ch313/](http://comptroller.texas.gov/economy/local/ch313/).1. At the time of application, what is the estimated minimum qualified investment required for this school district? \$ 5,000,000.002. What is the amount of appraised value limitation for which you are applying? \$ 15,000,000.00**Note:** The property value limitation amount is based on property values available at the time of application and may change prior to the execution of any final agreement.

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

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

- a specific and detailed description of the qualified investment you propose to make within the project boundary for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (**Tab 7**);
- a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your minimum qualified investment (**Tab 7**); and
- a detailed map of the qualified investment showing location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period, with vicinity map (**Tab 11**).

5. Do you intend to make at least the minimum qualified investment required by Tax Code §313.023 (or §313.053 for Subchapter C school districts) for the relevant school district category during the qualifying time period?
- ☒
- Yes
- ☐
- No

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

1. Attach a detailed description of the qualified property. [See §313.021(2)] The description must include:

- a specific and detailed description of the qualified property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (**Tab 8**);
- a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your qualified property (**Tab 8**);
- a map or site plan of the proposed qualified property showing the location of the new buildings or new improvements inside the project area boundaries within a vicinity map that includes school district, county and reinvestment zone boundaries (**Tab 11**); and
- Will any of the proposed qualified property be used to renovate, refurbish, upgrade, maintain, modify, improve, or functionally replace existing buildings or existing improvements inside or outside the project area? ☐ Yes ☒ No

**Note:** Property used to renovate, refurbish, upgrade, maintain, modify, improve, or functionally replace existing buildings or existing improvements inside or outside the project area cannot be considered qualified property and will not be eligible for a limitation. See TAC §9.1051(16).

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## SECTION 14: Wage and Employment Information

1. What is the number of new qualifying jobs you are committing to create? ..... 2
2. What is the number of new non-qualifying jobs you are estimating you will create? (See TAC 9.1051(14)) ..... 0
3. Do you intend to request that the governing body waive the minimum new qualifying job creation requirement, as provided under Tax Code §313.025(f-1)? ..... ☒ Yes ☐ No
- 3a. If yes, attach evidence of industry standard in **Tab 12** documenting that the new qualifying job creation requirement above exceeds the number of employees necessary for the operation, according to industry standards.
4. Attach in **Tab 13** the four most recent quarters of data for each wage calculation below, including documentation from the Texas Workforce Commission website. The final actual statutory minimum annual wage requirement for the applicant for each qualifying job — which may differ slightly from this estimate — will be based on information available at the time of the application review start date (date of a completed application). See TAC §9.1051(21) and (22). **Note:** If a more recent quarter of information becomes available before the application is deemed complete, updated wage information will be required.
- a. Non-qualified job wages  
- average weekly wage for all jobs (all industries) in the county is ..... \$ 1,118.75
- b. Qualifying job wage minimum option §313.021(5)(A)  
-110% of the average weekly wage for manufacturing jobs in the county is ..... \$ 2,671.08
- c. Qualifying job wage minimum option §313.021(5)(B)  
-110% of the average weekly wage for manufacturing jobs in the region is ..... \$ 809.90
5. Which Tax Code section are you using to estimate the qualifying job wage standard required for this project? ..... ☐ §313.021(5)(A) or ☒ §313.021(5)(B)
6. What is the minimum required annual wage for each qualifying job based on the qualified property? ..... \$ 42,114.60
7. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? ..... \$ 42,114.60
8. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? ..... ☒ Yes ☐ No
9. Do you intend to satisfy the minimum qualifying job requirement through a determination of cumulative economic benefits to the state as provided by §313.021(3)(F)? ..... ☐ Yes ☒ No
- 9a. If yes, attach in **Tab 13** supporting documentation from the TWC, pursuant to §313.021(3)(F).
10. Do you intend to rely on the project being part of a single unified project, as allowed in §313.024(d-2), in meeting the qualifying job requirements? ..... ☐ Yes ☒ No
- 10a. If yes, attach in **Tab 6** supporting documentation including a list of qualifying jobs in the other school district(s).

## SECTION 15: Economic Impact

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

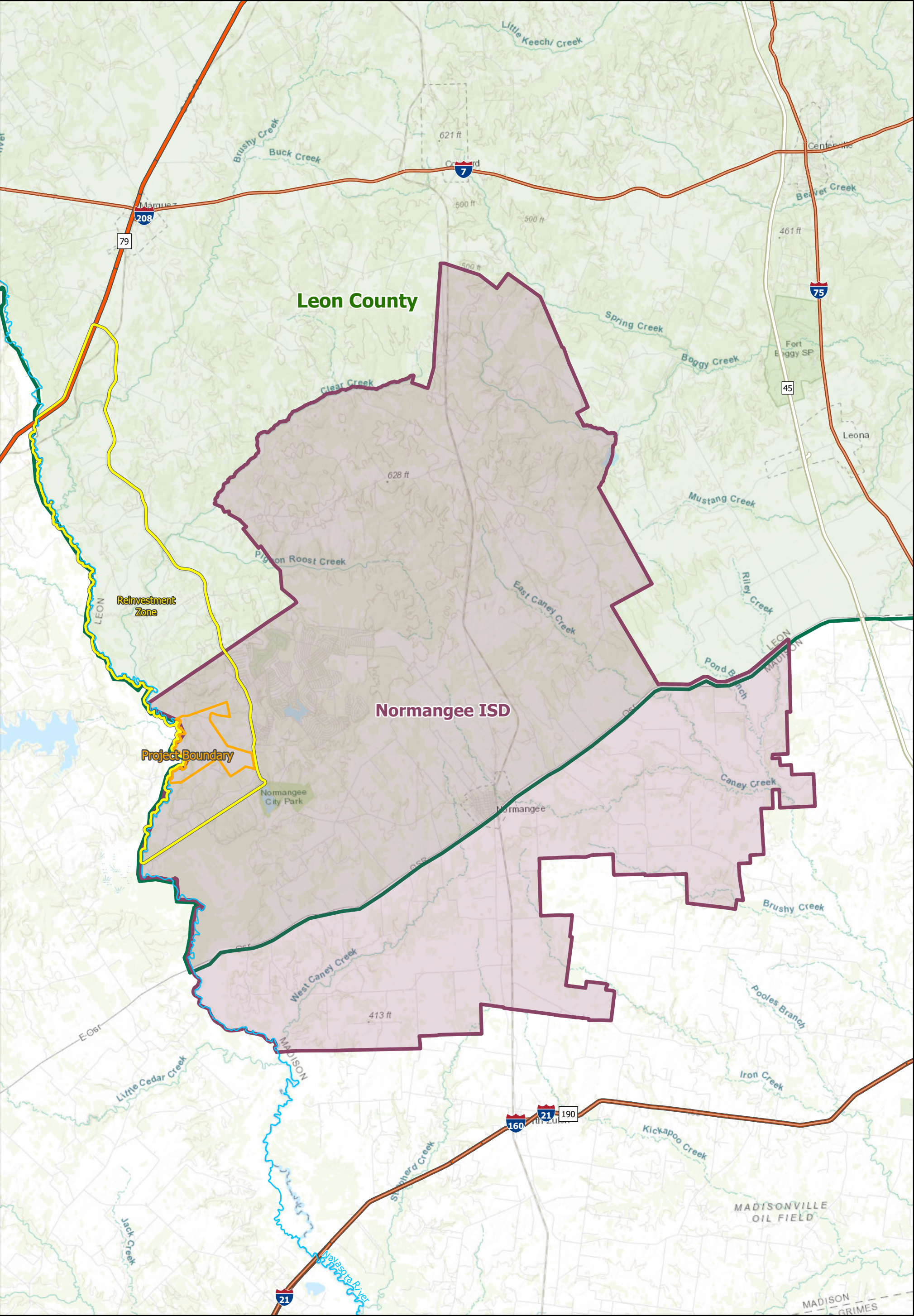
**Response to Section 5 question 2a.,  
documentation of combined group  
membership, received by CPA**



## **Tab 6**

CG Leon County LLC is located 100% within Normangee Independent School District in Leon County, Texas.





<div>CG Leon County LLC</div> <div>Reinvestment Zone within Normangee ISD</div>	<div><div><div>Navasota River</div><div>US Highway</div><div>State Highway</div><div>Interstate Highway</div></div><div><div>Reinvestment Zone</div><div>Normangee ISD Boundary</div><div>Project Boundary</div><div>County Boundary</div></div></div>	<div>Reference Scale: 1:135,000</div> <div>7/30/2020</div> <div>PCS: NAD 1983 UTM Zone 14N</div>	<div></div>
	<div><div>01¼2½5 Miles</div><div>01¼3½7 Kilometers</div></div>	<div></div>	<div>NOTE: This is not a legal survey instrument. All measurements and boundaries depicted are approximations and pend final surveys and title research.</div>





February 3, 2022

Mark Ruffin  
Superintendent-Normangee ISD  
P.O. Box 21  
Normangee, TX 77871

Superintendent Ruffin,

ConnectGen, LLC and its wholly owned subsidiary, CG Leon County LLC is requesting that Normangee ISD's Board of Trustees waive the job requirement provision as allowed by Section 313.025(f-1) of the Texas Tax Code. We are requesting this waiver based on the findings that the job creation requirement exceeds the industry standard for the number of employees reasonably necessary for the operation of the facility.

CG Leon County LLC requests that Normangee ISD make such a finding and waive the job creation requirement under Section 313.025(f-1) of the Texas Tax Code. CG Leon County LLC will commit to creating 2 qualified jobs in the school district which currently meets the industry standards for job requirements for maintenance and operation of a facility of this capacity (160 MW). In ConnectGen's experience, the industry standard is 1 worker per 115MW-DC in this region of Texas.

Solar projects like what ConnectGen is proposing in Leon County create many full and part-time jobs. This is especially true during the construction phase. ConnectGen estimates that at peak construction there will be at least 175 jobs, paying \$22.00/hour on this project. Once construction is completed however, solar facilities only require a small number of employees to operate and maintain the facility. In addition, other solar developers have requested and received job waivers on previously certified limitation applications of similar size and scope.

The permanent employees that will be part of this project have a multitude of responsibilities and include but are not limited to the following: maintain and service the photovoltaic panels and inverters, underground electrical connections, substations and other infrastructure associated with the safe and reliable operation of the facility. In addition, various advances in technology allow CG Leon County LLC to employ professionals (i.e. managers, technicians and/or engineers) who can support the facility remotely.

Siting the CG Leon County LLC project in Normangee ISD will result in significant economic development benefits for the county and school district. ConnectGen, LLC looks forward to partnering with Normangee ISD and the local community to help make a positive and lasting impact in the community.

If you have any questions, please call 940-665-6452 or email [dfredrickson@meritadvisor.com](mailto:dfredrickson@meritadvisor.com).

A handwritten signature in black ink, appearing to read "Daron Fredrickson".

Daron Fredrickson, SPTC  
Partner, EVP Business Development



Chapter 313 Wage Calculation - All Jobs - All Industries

Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage	Annualized
2020	4	Leon	Total All	10	Total, All Industries	1,105	57,460.00
2021	1	Leon	Total All	10	Total, All Industries	1,065	55,380.00
2021	2	Leon	Total All	10	Total, All Industries	1,133	58,916.00
2021	3	Leon	Total All	10	Total, All Industries	1,172	60,944.00
Average Weekly Wage						1,118.75	58,175.00
@ 110%						<b>\$ 1,230.63</b>	<b>\$ 63,992.50</b>

Chapter 313 Wage Calculation - Manufacturing Jobs

Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage	Annualized
2020	4	Leon	Private	1013	Manufacturing	2,091	108,732.00
2021	1	Leon	Private	1013	Manufacturing	2,453	127,556.00
2021	2	Leon	Private	1013	Manufacturing	2,680	139,360.00
2021	3	Leon	Private	1013	Manufacturing	2,489	129,428.00
Average Weekly Wage						2,428.25	126,269.00
@ 110%						<b>\$ 2,671.08</b>	<b>\$ 138,895.90</b>

Chapter 313 Wage Calculation - Regional Wage Rate

Region	Year	Average Weekly Wage	Annualized
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Brazos  
 Valley      2020      736.27      38,286.00

Average Weekly Wage      38,286.00

@ 110%      **\$ 42,114.60**

Weekly Wage      **\$ 809.90**

Date 2/7/2022  
Applicant Name CG Leon LLC  
ISD Name Normangee ISD

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

PROPERTY INVESTMENT AMOUNTS								
(Estimated Investment in each year. Do not put cumulative totals.)								
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in <b>tangible personal property</b> placed in service during this year that will become Qualified Property	New investment made during this year in <b>buildings or permanent nonremovable components of buildings</b> that will become Qualified Property	Other new investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Other new investment made during this year that may become Qualified Property [SEE NOTE]	<b>Total Investment</b> (Sum of Columns A+B+C+D)
Investment made before filing complete application with district				Not e. gible to become Qual f ed Property			[The only other investment made before filing complete application with district that may become Qualified Property is land.]	
Investment made after filing complete application with district, but before final board approval of application	--	Year preceding the first complete tax year of the qualifying time period (assuming no deferrals of qualifying time period)	2022					
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period				-	-	-		-
Complete tax years of qualifying time period	QTP1	2023-2024	2023	68,571,428	-	-		68,571,428
	QTP2	2024-2025	2024	91,428,572	-	-		91,428,572
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				160,000,000				160,000,000
				Enter amounts from TOTAL row above in Schedule A2				
Total Qualified Investment (sum of green cells)				160,000,000				

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

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

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

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

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

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

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

## Texas Comptroller of Public Accounts

Data Analysis and  
Transparency  
Form 50-296-A

## SECTION 16: Authorized Signatures and Applicant Certification

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

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

## 1. Authorized School District Representative Signature

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

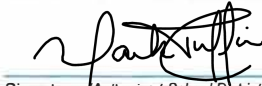
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Mark Ruffin

Print Name (Authorized School District Representative)

Superintendent

Title

sign  
here

Signature (Authorized School District Representative)

3/4/2022

Date

## 2. Authorized Company Representative (Applicant) Signature and Notarization

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

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

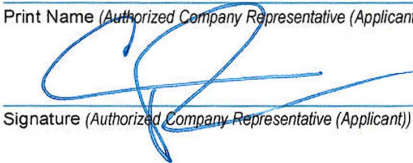
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Print Name (Authorized Company Representative (Applicant))

C.E.O.

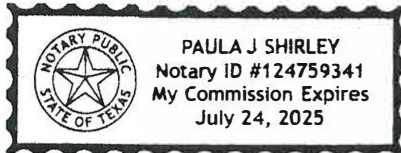
Title

sign  
here

Signature (Authorized Company Representative (Applicant))

3/3/2022

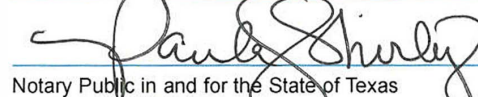
Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

3 day of March, 2022



Notary Public in and for the State of Texas

My Commission expires: July 24, 2025

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