



WALSH GALLEGOS
TREVIÑO KYLE & ROBINSON P.C.

March 28, 2022

Mr. John Villarreal
Chapter 313 Manager
Local Government Assistance and
Economic Development Division
Texas Comptroller of Public Accounts
111 E. 17th Street
Austin, Texas 78774

VIA E-MAIL DELIVERY:
John.Villarreal@cpa.texas.gov
Ch313.apps@cpa.texas.gov

Re: Stockdale Independent School District ("District") / Tax Limitation Agreement:
Novis Renewables, LLC ("Applicant")

Dear Mr. Villarreal:

Pursuant to Tax Code §313.025(b) and 34 TAC Rules §9.1053(a)(2) and 9.1054(c), attached is one (1) copy of the Application for Appraised Value Limitation on Qualified Property ("Application"), including schedules in Excel format, submitted to the Stockdale Independent District by Novis Renewables LLC for public posting.

The Application was received on March 23, 2022. The Board of Trustees of the District elected to consider the application on March 23, 2022. The District determined the Application was complete on March 24, 2022.

The District requests that the Comptroller provide an economic impact evaluation. By copy of this letter, we are notifying the Applicant that the District has submitted the Application to the Comptroller and to the Wilson County Appraisal District.

Please call if you have any questions.

Sincerely,

EDDY HERNANDEZ PEREZ

EHP/arm
Enclosures

March 28, 2022

Page 2 of 2

cc: *(Via E-mail)*

Mr. Daniel Fuller, Superintendent of Schools
Stockdale Independent School District
503 South Fourth Street
Stockdale, Texas 78160

(Via E-mail)

Ms. Kathy Mathias
Moak, Casey & Associates
901 S. MoPac Expwy, Bldg. III, Suite 310
Austin, Texas 78746

(Via E-mail)

Mr. Jonathan Koch, President
Novis Renewables, LLC
1 Bridge St., Suite 11
Irvington, NY 10533

(Via E-mail)

Mr. Grant Huber, Development Manager
Novis Renewables, LLC
1 Bridge St., Suite 11
Irvington, NY 10533

(Via E-mail)

Mr. Evan Horn, Senior Manager
Ernst & Young LLP

Wilson County Appraisal District
1611 Railroad Street
Floresville, Texas 78114

(Via U.S. Postal Service Delivery)



Chapter 313 Application to Stockdale ISD

CHECKLIST ITEM #1

Application

See attached.

Application for Appraised Value Limitation on Qualified Property (Tax Code, Chapter 313, Subchapter B or C)

INSTRUCTIONS: This application must be completed and filed with the school district. In order for an application to be processed, the governing body (school board) must elect to consider an application, but — by Comptroller rule — the school board may elect to consider the application only after the school district has received a completed application. Texas Tax Code, Section 313.025 requires that any completed application and any supplemental materials received by the school district must be forwarded within seven days to the Texas Comptroller of Public Accounts.

If the school board elects to consider the application, the school district must:

- notify the Comptroller that the school board has elected to consider the application. This notice must include:
 - the date on which the school district received the application;
 - the date the school district determined that the application was complete;
 - the date the school board decided to consider the application; and
 - a request that the Comptroller prepare an economic impact analysis of the application;
- provide a copy of the notice to the appraisal district;
- must complete the sections of the application reserved for the school district and provide information required in the Comptroller rules located at 34 Texas Administrative Code (TAC) Section 9.1054; and
- forward the completed application to the Comptroller, separating each section of the documents. See 34 TAC Chapter 9, Subchapter F.

The governing body may, at its discretion, allow the applicant to supplement or amend the application after the filing date, subject to the restrictions in 34 TAC Chapter 9, Subchapter F.

When the Comptroller receives the notice and required information from the school district, and has determined that all assertions of confidentiality are appropriate, the Comptroller will publish all submitted non-confidential application materials on its website. The Comptroller is authorized to treat some application information as confidential and withhold it from publication on the Internet. To do so, however, the information must be segregated and comply with the other requirements set out in the Comptroller's rules. For more information, see guidelines on Comptroller's website.

The Comptroller will independently determine whether the application has been completed according to the Comptroller's rules (34 TAC Chapter 9, Subchapter F). If the Comptroller finds the application is not complete, the Comptroller will request additional materials from the school district. Pursuant to 9.1053(a)(1)(C), requested information shall be provided within 20 days of the date of the request. When the Comptroller determines that the application is complete, it will send the school district a notice indicating so. The Comptroller will determine the eligibility of the project and issue a certificate for a limitation on appraised value to the school board regarding the application by the 90th day after the Comptroller receives a complete application—as determined by the Comptroller.

The school board must approve or disapprove the application not later than the 150th day after the application review start date (the date the application is finally determined to be complete by the Comptroller), unless an extension is granted. The Comptroller and school district are authorized to request additional information from the applicant that is reasonably necessary to issue a certificate, complete the economic impact evaluation or consider the application at any time during the application review period.

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

SECTION 1: School District Information

1. Authorized School District Representative

March 23, 2022

Date Application Received by District

Daniel

First Name

Fuller

Last Name

Superintendent

Title

Stockdale ISD

School District Name

503 South Fourth Street

Street Address

503 South Fourth Street

Mailing Address

Stockdale

City

(830) 996-3551

Phone Number

n/a

Mobile Number (optional)

TX

State

78160

ZIP

N/A

Fax Number

daniel.fuller@stockdaleisd.org

Email Address

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



Yes



No

SECTION 1: School District Information *(continued)*3. Authorized School District Consultant *(If Applicable)*

Eddy	Perez
First Name	Last Name
Attorney	
Title	
Walsh Gallegos Trevino Kyle & Robinson, P.C.	
Firm Name	
(210) 979-6633	(210) 979-7024
Phone Number	Fax Number
n/a	eperez@wabsa.com
Mobile Number <i>(optional)</i>	Email Address

4. On what date did the district determine this application complete? March 24, 2022

SECTION 2: Applicant Information

1. Authorized Company Representative *(Applicant)*

Jonathan	Koch
First Name	Last Name
President	Novis Renewables, LLC
Title	Organization
1 Bridge St., Suite 11	
Street Address	
1 Bridge St., Suite 11	
Mailing Address	
Irvington	NY 10533
City	State ZIP
(914) 340-4741	n/a
Phone Number	Fax Number
n/a	Jonathan.koch@novisrenew.com
Mobile Number <i>(optional)</i>	Business Email Address

2. Will a company official other than the authorized company representative be responsible for responding to future information requests? ☒ Yes ☐ No

2a. If yes, please fill out contact information for that person.

Grant	Huber
First Name	Last Name
Development Manager	Novis Renewables, LLC
Title	Organization
1 Bridge St.	
Street Address	
1 Bridge St.	
Mailing Address	
Irvington	NY 10533
City	State ZIP
(847) 727-9163	n/a
Phone Number	Fax Number
n/a	grant.huber@novisrenew.com
Mobile Number <i>(optional)</i>	Business Email Address

3. Does the applicant authorize the consultant to provide and obtain information related to this application? ☒ Yes ☐ No

SECTION 2: Applicant Information (*continued*)

4. Authorized Company Consultant (If Applicable)

Evan	Horn
First Name	Last Name
Senior Manager	
Title	
Ernst & Young LLP	
Firm Name	
(512) 426-8958	n/a
Phone Number	Fax Number
Evan.Horn@ey.com	
Business Email Address	

SECTION 3: Fees and Payments

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

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

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

\$75,000.00	ACH Wiring
Payment Amount	Transaction Type
Novis Renewables, LLC	Stockdale ISD
Payor	Payee
March 23, 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? Novis Renewables, LLC
2. Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) 32078300228
3. Parent Company Name n/a
4. Parent Company Tax ID n/a
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
n/a

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.

SECTION 5: Applicant Business Structure *(continued)*

2b. Texas Franchise Tax Reporting Entity Taxpayer Name

Novis Renewables, LLC

2c. Reporting Entity Taxpayer Number

32078300228

3. Is the applicant current on all tax payments due to the State of Texas? ☒ Yes ☐ No
4. Are all applicant members of the combined group current on all tax payments due to the State of Texas? ☐ Yes ☐ No ☒ N/A

SECTION 6: Eligibility Under Tax Code Chapter 313.024

1. Are you an entity subject to the tax under Tax Code, Chapter 171? ☒ Yes ☐ No
2. The property will be used for one of the following activities:
- (1) manufacturing ☐ Yes ☒ No
 - (2) research and development ☐ Yes ☒ No
 - (3) a clean coal project, as defined by Section 5.001, Water Code ☐ Yes ☒ No
 - (4) an advanced clean energy project, as defined by Section 382.003, Health and Safety Code ☐ Yes ☒ No
 - (5) renewable energy electric generation ☒ Yes ☐ No
 - (6) electric power generation using integrated gasification combined cycle technology ☐ Yes ☒ No
 - (7) nuclear electric power generation ☐ Yes ☒ No
 - (8) a computer center that is used as an integral part or as a necessary auxiliary part for the activity conducted by applicant in one or more activities described by Subdivisions (1) through (7) ☐ Yes ☒ No
 - (9) a Texas Priority Project, as defined by 313.024(e)(7) and TAC 9.1051* ☐ Yes ☒ No
3. Are you requesting that any of the land be classified as qualified investment? ☐ Yes ☒ No
4. Will any of the proposed qualified investment be leased under a capitalized lease? ☐ Yes ☒ No
5. Will any of the proposed qualified investment be leased under an operating lease? ☐ Yes ☒ No
6. Are you including property that is owned by a person other than the applicant? ☐ Yes ☒ No
7. Will any property be pooled or proposed to be pooled with property owned by the applicant in determining the amount of your qualified investment? ☐ Yes ☒ No

*Note: Applicants requesting eligibility under this category should note that there are additional application and reporting data submission requirements.

SECTION 7: Project Description

1. In **Tab 4**, attach a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information. If the project is an amendment or a reapplication please specify and provide details regarding the original project.
2. Check the project characteristics that apply to the proposed project:
- | | |
|---|--|
| <input checked="" type="checkbox"/> Land has no existing improvements | <input type="checkbox"/> Land has existing improvements <i>(complete Section 13)</i> |
| <input type="checkbox"/> Expansion of existing operation on the land <i>(complete Section 13)</i> | <input type="checkbox"/> Relocation within Texas |

SECTION 8: Limitation as Determining Factor

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

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

SECTION 9: Projected Timeline

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

1. Estimated school board ratification of final agreement 7/1/2022
 2. Estimated commencement of construction 1/1/2027
 3. Beginning of qualifying time period (MM/DD/YYYY) 1/2/2025
 4. First year of limitation (YYYY) 2028
- 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 12/31/2027

SECTION 10: The Property

1. County or counties in which the proposed project will be located Wilson County
2. Central Appraisal District (CAD) that will be responsible for appraising the property Wilson 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): <u>Stockdale, 0.872%, 100%</u> <small>(Name, tax rate and percent of project)</small>	I&S (ISD): <u>Stockdale, 0.3076%, 100%</u> <small>(Name, tax rate and percent of project)</small>
County: <u>Wilson, 0.4228%, 100%</u> <small>(Name, tax rate and percent of project)</small>	City: <u>n/a</u> <small>(Name, tax rate and percent of project)</small>
Hospital District: <u>Wilson Hospital, 0.1054%, 100%</u> <small>(Name, tax rate and percent of project)</small>	Water District: <u>San Antonio River Authority, 0.01858%, 100%</u> <small>(Name, tax rate and percent of project)</small>
Other (describe): <u>Ecletto Water, 0.003634%, 100%</u> <small>(Name, tax rate and percent of project)</small>	Other (describe): <u>Evergreen UWC District, 0.0063%, 100%, ESD 3, 0.0873, 100%</u> <small>(Name, tax rate and percent of project)</small>

SECTION 10: The Property *(continued)*

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

County: n/a
(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): n/a
(Incentive type, percentage, start and end year)

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

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

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

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

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

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

1. At the time of application, what is the estimated minimum qualified investment required for this school district?
- \$40,000,000

2. What is the amount of appraised value limitation for which you are applying?
- \$40,000,000

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

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

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

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

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

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

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

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

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

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

2. Is the land upon which the new buildings or new improvements will be built part of the qualified property described by §313.021(2)(A)? ☐ Yes ☒ No
- 2a. If yes, attach complete documentation including:
- legal description of the land (**Tab 9**);
 - each existing appraisal parcel number of the land on which the new improvements will be constructed, regardless of whether or not all of the land described in the current parcel will become qualified property (**Tab 9**);
 - owner (**Tab 9**);
 - the current taxable value of the land, attach estimate if land is part of larger parcel (**Tab 9**); and
 - a detailed map showing the location of the land with vicinity map (**Tab 11**).
3. Is the land on which you propose new construction or new improvements currently located in an area designated as a reinvestment zone under Tax Code Chapter 311 or 312 or as an enterprise zone under Government Code Chapter 2303? ☐ Yes ☒ No
- 3a. If yes, attach the applicable supporting documentation:
- evidence that the area qualifies as an enterprise zone as defined by the Governor's Office (**Tab 16**);
 - legal description of reinvestment zone (**Tab 16**);
 - order, resolution or ordinance establishing the reinvestment zone (**Tab 16**);
 - guidelines and criteria for creating the zone (**Tab 16**); and
 - a map of the reinvestment zone or enterprise zone boundaries with vicinity map (**Tab 11**)
- 3b. If no, submit detailed description of proposed reinvestment zone or enterprise zone with a map indicating the boundaries of the zone on which you propose new construction or new improvements to the Comptroller's office within 30 days of the application date.

What is the anticipated date on which you will submit final proof of a reinvestment zone or enterprise zone? 6/30/2022

SECTION 13: Information on Property Not Eligible to Become Qualified Property

1. In **Tab 10**, attach a specific and detailed description of all **existing property within the project boundary**. This includes buildings and improvements existing as of the application review start date (the date the application is determined to be complete by the Comptroller). The description must provide sufficient detail to locate all existing property on the land that will be subject to the agreement and distinguish existing property from future proposed property.
2. In **Tab 10**, attach a specific and detailed description of all **proposed new property within the project boundary that will not become new improvements** as defined by TAC 9.1051. This includes proposed property that: functionally replaces existing or demolished/removed property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property; or is otherwise ineligible to become qualified property. The description must provide sufficient detail to distinguish existing property (statement 1) and all proposed new property that cannot become qualified property from proposed qualified property that will be subject to the agreement (as described in Section 12 of this application).
3. For the property not eligible to become qualified property within the project boundary in response to statements 1 and 2 of this section, provide the following supporting information in **Tab 10**:
- maps and/or detailed site plan;
 - surveys;
 - appraisal district values and parcel numbers;
 - inventory lists;
 - existing and proposed property lists;
 - model and serial numbers of existing property; or
 - other information of sufficient detail and description.
4. Total estimated market value of existing property within the project boundary (that property described in response to statement 1): \$ 0
5. In **Tab 10**, include an appraisal value by the CAD of all the buildings and improvements existing as of a date within 15 days of the date the application is received by the school district.
6. Total estimated market value of proposed property not eligible to become qualified property (that property described in response to statement 2): \$ 0

Note: Investment for the property listed in statement 2 may count towards qualified investment in Column C of Schedules A-1 and A-2, if it meets the requirements of 313.021(1). Such property cannot become qualified property on Schedule B.

SECTION 14: Wage and Employment Information

1. What is the number of new qualifying jobs you are committing to create? 1
2. What is the number of new non-qualifying jobs you are estimating you will create? (See TAC 9.1051(14)) 0
3. Do you intend to request that the governing body waive the minimum new qualifying job creation requirement, as provided under Tax Code §313.025(f-1)? ☒ Yes ☐ No
- 3a. If yes, attach evidence of industry standard in **Tab 12** documenting that the new qualifying job creation requirement 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 \$823.50
- b. Qualifying job wage minimum option §313.021(5)(A)
-110% of the average weekly wage for manufacturing jobs in the county is \$1,166.55
- c. Qualifying job wage minimum option §313.021(5)(B)
-110% of the average weekly wage for manufacturing jobs in the region is \$1,207.91
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? \$60,660.60
7. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? \$60,661.00
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**.

APPLICATION TAB ORDER FOR REQUESTED ATTACHMENTS

ATTACHMENT

1	Sections 1-16
2	Proof of Payment of Application Fee
3	Documentation of Combined Group membership under Texas Tax Code 171.0001(7), history of tax default, delinquencies and/or material litigation <i>(if applicable)</i>
4	Detailed description of the project
5	Documentation to assist in determining if limitation is a determining factor
6	Description of how project is located in more than one district, including list of percentage in each district and, if determined to be a single unified project, documentation from the Office of the Governor <i>(if applicable)</i>
7	Description of Qualified Investment
8	Description of Qualified Property
9	Description of Land
10	Description of all property not eligible to become qualified property <i>(if applicable)</i>
11	<p>Maps that clearly show:</p> <ul style="list-style-type: none"> a) Project boundary and project vicinity, including county and school district boundaries b) Qualified investment including 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 c) Qualified property including location of new buildings or new improvements d) Any existing property within the project area e) Any facilities owned or operated by the applicant having interconnections to the proposed project f) Location of project, and related nearby projects within vicinity map g) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size <p>Note: Maps should be high resolution files. Include map legends/markers.</p>
12	Request for Waiver of Job Creation Requirement and supporting information <i>(if applicable)</i>
13	Calculation of non-qualifying wage target and two possible qualifying job wage requirements with TWC documentation
14	Schedules A1, A2, B, and C completed and signed Economic Impact <i>(if applicable)</i>
15	Economic Impact Analysis, other payments made in the state or other economic information <i>(if applicable)</i>
16	<p>Description of Reinvestment or Enterprise Zone, including:</p> <ul style="list-style-type: none"> a) evidence that the area qualifies as an enterprise zone as defined by the Governor's Office b) legal description of reinvestment zone c) order, resolution or ordinance establishing the reinvestment zone d) guidelines and criteria for creating the zone
17	Signature and Certification page, signed and dated by Authorized School District Representative and Authorized Company Representative <i>(applicant)</i>

Proof of payment of filing fee received by the
Comptroller of Public Accounts per TAC Rule
§9.1054 (b)(5)

*(Page Inserted by Office of Texas Comptroller of
Public Accounts)*



Chapter 313 Application to Stockdale ISD

CHECKLIST ITEM #3

Documentation from Texas Comptroller's Franchise Tax Division to demonstrate Combined Group membership

N/A

CHECKLIST ITEM #4

Detailed Description of Project

The applicant is developing a utility scale single axis tracker photovoltaic facility designed to use solar power to generate electricity. The project will be capable of generating approximately 195 MWac and will cover a surface area approximately 1,500 acres. The exact capacity and specific technology will be determined during the design process, and so the exact location of the improvements cannot be specified at this time. In addition, 100% of the entire project is planned to be installed in Stockdale ISD and Wilson County.

If granted an Appraised Value Limitation pursuant to Texas Tax Code 313, the applicant expects to issue a full notice to proceed for construction in Q1 2027 and expects to complete construction in Q4 2027.

The investment will include the following: solar modules/panels, metal mounting system with tracking capabilities, battery or battery system, underground conduit, communications cables and electric system wiring, combiner boxes, a project substation including breakers, a transformer and meters, overhead transmission lines, inverter boxes on concrete pads, an operations and maintenance facility, fencing for safety and security, telephone and internet communication system, meteorological equipment to measure solar irradiation and weather conditions, and any other eligible ancillary and necessary equipment for commercial operations of the proposed project.

The applicant applied on 11/30/2021 to ERCOT and has received the following GINR number: 24INR0160. This project may have been known by Huisache Solar in past media reports, investor presentations, and other listings with federal or state agency.

CHECKLIST ITEM #5

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

2. Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project?

The Applicant for this Project has entered into a number of contracts related to the Project, including long-term lease option agreements with area landowners, contracts with environmental consultants to assess the suitability of the site, and a request for studies leading to an interconnection agreement with the transmission provider. The Project was selected as a candidate for development based on the favorable solar data, nearby access to the electric grid, and favorable tax incentives under Texas Tax Code chapters 312 and 313. Obtaining a value limitation agreement is critical to the economic and competitive viability of this Project.

None of the current Project agreements firmly commit the Applicant to the development of the Project. A number of variables remain undetermined at this stage, including the approval of this application. The Applicant could still elect to devote resources to other projects that it has in development. Without the available tax incentives, the economics of the Project become far less attractive and the likelihood of selling the electricity at a competitive price will decrease.

7. Is the applicant evaluating other locations not in Texas for the proposed project?

The Applicant is an international solar developer with the ability to locate projects of this type and other types of projects in other states within the United States and locations around the world. The Applicant is actively assessing and developing other projects that are competing for limited investment funds. The appraised value limitation is critical to the ability of the Project to move forward as currently sited. Examples of the Applicant's other project locations that are competing with the Project for funding include:

- Georgia
- Louisiana
- Utah
- Washington



Chapter 313 Application to Stockdale ISD

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?

The information provided in this Attachment and throughout the Application has been assembled to provide the reviewer with the best possible information to make an assessment and determination of the critical nature of the Limitation on Appraised Value to the feasibility of the project. The financial viability of the project is contingent on receiving the Chapter 313 Appraised Value Limitation, and the project cannot move forward without it.



Chapter 313 Application to Stockdale ISD

CHECKLIST ITEM #6

Description of how project is located in more than one district, including list of percentage in each district and, if determined to be a single unified project, documentation from the Office of the Governor (if applicable).

N/A

CHECKLIST ITEM #7

Description of Qualified Investment

The Applicant anticipates constructing a solar photovoltaic electric generating facility with an operating capacity of approximately 195 MWac and will cover a surface area of approximately 1,500 acres. 100% of the project will be located in the reinvestment zone and project boundary within Stockdale ISD and Wilson County, and will be considered qualified investment for this application. The exact capacity and specific technology components will be determined during the development and design process. The facility includes eligible ancillary and necessary equipment, including the following property:

- Solar modules/panels
- Metal mounting system with tracking capabilities
- Battery or battery system
- Underground conduit, communications cables, and electric collection system wiring
- Combiner boxes
- A project substation including breakers, a transformer and meters
- Overhead transmission lines
- Inverter boxes on concrete pads
- Operations and maintenance facility
- Fencing for safety and security
- Telephone and internet communications system
- Meteorological equipment to measure solar irradiation and weather conditions

This application covers all qualified investment in the reinvestment zone and project boundary within Stockdale ISD necessary for commercial operations.

CHECKLIST ITEM #8

Description of Qualified Property

The Applicant anticipates constructing a solar photovoltaic electric generating facility with an operating capacity of approximately 195 MWac and will cover a surface area of approximately 1,500 acres. 100% of the project will be located in the reinvestment zone and project boundary within Stockdale ISD and Wilson County, and will be considered qualified property for this application. The exact capacity and specific technology components will be determined during the development and design process. The facility includes eligible ancillary and necessary equipment, including the following property:

- Solar modules/panels
- Metal mounting system with tracking capabilities
- Battery or battery system
- Underground conduit, communications cables, and electric collection system wiring
- Combiner boxes
- A project substation including breakers, a transformer and meters
- Overhead transmission lines
- Inverter boxes on concrete pads
- Operations and maintenance facility
- Fencing for safety and security
- Telephone and internet communications system
- Meteorological equipment to measure solar irradiation and weather conditions

This application covers all qualified property in the reinvestment zone and project boundary within Stockdale ISD necessary for commercial operations.



Chapter 313 Application to Stockdale ISD

CHECKLIST ITEM #9

Description of Land

The applicant will lease approximately 1,500+ acres of land with land owners in Wilson County, Texas.



Chapter 313 Application to Stockdale ISD

CHECKLIST ITEM #10

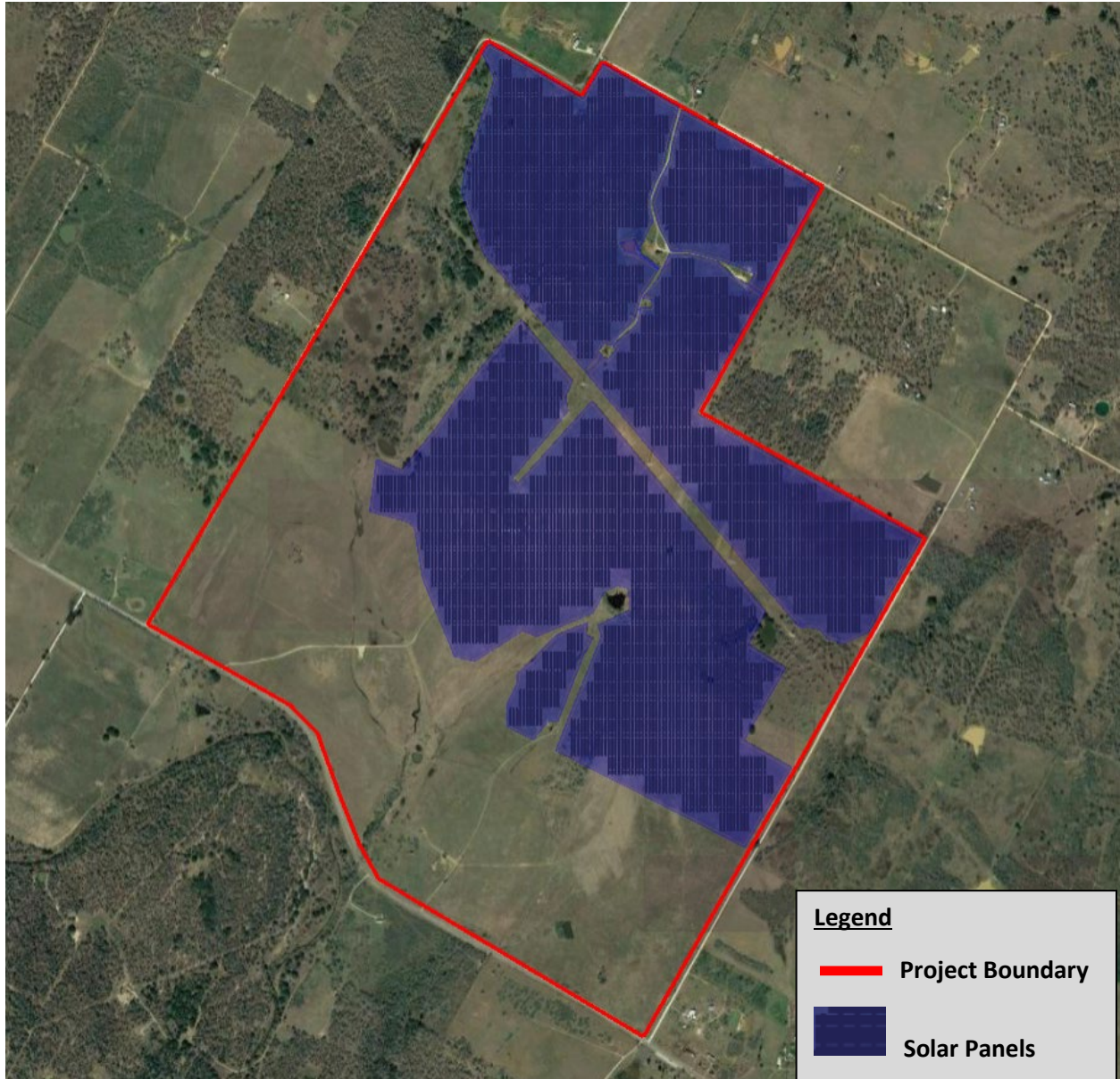
Description of all property not eligible to become qualified property (if applicable).

N/A

CHECKLIST ITEM #11

Maps

1. Project boundary and project vicinity, including county and school district boundaries – Attached
2. Qualified investment including 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 - Attached
3. Qualified property including location of new buildings or new improvements - Attached
4. Any existing property within the project area – Attached
5. Any facilities owned or operated by the applicant having interconnections to the proposed project – Attached
6. Location of project, and related nearby projects within the vicinity map - Attached
7. Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size – Attached







Chapter 313 Application to Stockdale ISD

CHECKLIST ITEM #12

Request for Waiver of Job Creation Requirement and supporting information.

See attached.

Grant Huber
Development Manager
Novis Renewables LLC

1 Bridge Street
Irvington, NY 10533

March 15, 2022

Superintendent Daniel Fuller
Stockdale Independent School District
503 South Fourth St.
Stockdale, TX 78160

RE: Novis Renewables LLC, Job Requirements Waiver Request

Dear Superintendent Fuller:

Please consider this letter to be Novis Renewables LLC's formal request to waive the minimum new job creation requirement, as provided under Texas Tax Code 313.025(f-1).

The governing body of a school district may waive the new jobs creation requirement in Section 313.021(2)(A)(iv)(b) or 313.051(b) and approve an application if the governing body makes a finding that the jobs creation requirement exceeds the industry standard for the number of employees reasonably necessary for the operation of the facility of the property that is described in this application. Solar energy projects create a large number of full-time jobs during the construction phase, but these jobs are temporary by nature. Once the project is in operation, a small crew of full-time employees will maintain and operate the facility. Based upon our experience in the solar industry, we have determined that an appropriate industry standard for full-time operations of a solar energy facility is one (1) employee for every 150 MW to 250 MW of solar capacity. Based on this industry standard, we expect that one (1) employee would be needed to operate a 195 MW facility, and we can commit to creating one (1) full-time position to fill those needs. The newly created position will be a qualifying job as described in Section 313.021(3) of the Texas Tax Code.

The applicant requests that the Stockdale ISD's Board of Trustees make such a finding and waive the job creation requirement. This waiver request is in line with the industry standards for the job requirements for a solar facility of this size, as evidenced by limitation agreement applications that have been filed by other solar developers, and by documentation related to the development and operation of solar generation facilities.

The project stands to provide significant benefits to the community with respect to increased tax base and the ongoing royalty payments it will make to local landowners

Respectfully,

Novis Renewables LLC

Grant Huber

By: _____

Grant Huber, Development Manager



Chapter 313 Application to Stockdale ISD

CHECKLIST ITEM #13

Calculation of three possible wage requirements with TWC documentation.

See attached.

TAB 13

Wage Requirement Calculation

1. Average Weekly Wages for All Jobs (All Industries) in Wilson County, Q4 2020 - Q3 2021

Category	Area	Period	Avg. Weekly Wage
All Industries	Wilson County	Q4 2020	\$866
All Industries	Wilson County	Q1 2021	\$772
All Industries	Wilson County	Q2 2021	\$817
All Industries	Wilson County	Q3 2021	\$839
		AVERAGE	\$823.50

Quarterly Census of Employment and Wages (QCEW) Report

[Customize the report/Help with Accessibility](#)

Drag a column header and drop it here to group by that column						
Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2020	01	Wilson	Total All	10	Total, All Industries	789
2020	02	Wilson	Total All	10	Total, All Industries	798
2020	03	Wilson	Total All	10	Total, All Industries	796
2020	04	Wilson	Total All	10	Total, All Industries	866
2021	01	Wilson	Total All	10	Total, All Industries	772
2021	02	Wilson	Total All	10	Total, All Industries	817
2021	03	Wilson	Total All	10	Total, All Industries	839

2. 110% of Average Weekly Wages for Manufacturing Jobs in Wilson County Q4 2020 - Q3 2021

Category	Area	Period	Avg. Weekly Wage
Manufacturing	Wilson County	Q4 2020	\$1,055.00
Manufacturing	Wilson County	Q1 2021	\$961.00
Manufacturing	Wilson County	Q2 2021	\$1,091.00
Manufacturing	Wilson County	Q3 2021	\$1,135.00
		AVERAGE	\$1,060.50
		110% OF AVERAGE	\$1,166.55

ANNUAL AVERAGE

\$60,660.60

Quarterly Census of Employment and Wages (QCEW) Report

[Customize the report/Help with Accessibility](#)

Drag a column header and drop it here to group by that column						
Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2020	01	Wilson	Private	1013	Manufacturing	1,045
2020	02	Wilson	Private	1013	Manufacturing	1,045
2020	03	Wilson	Private	1013	Manufacturing	988
2020	04	Wilson	Private	1013	Manufacturing	1,055
2021	01	Wilson	Private	1013	Manufacturing	961
2021	02	Wilson	Private	1013	Manufacturing	1,091
2021	03	Wilson	Private	1013	Manufacturing	1,135

TAB 13

Wage Requirement Calculation

3. COG Region Wage Calculation

Year	Region	Annual Wage	Avg. Weekly Wage
2020	Alamo Area Council of Governments	\$ 57,101	\$1,098
		110% OF AVERAGE	\$1,207.91

110% OF ANNUAL AVERAGE	\$62,811.10
------------------------	-------------

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

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

Calculated by the Texas Workforce Commission Labor Market and Career Information Department.

Data published: August 2021.

Data published annually, next update will likely be July 31, 2022

Annual Wage Figure assumes a 40-hour work week.

Note: Data is not supported by the Bureau of Labor Statistics (BLS).

Wage data is produced from Texas Occupational Employment and Wage Statistics (OEWS) data, and is not to be compared to BLS estimates.

Data intended only for use implementing Chapter 313, Texas Tax Code.



Chapter 313 Application to Stockdale ISD

CHECKLIST ITEM #14

Schedules A1, A2, B, C and D completed and signed Economic Impact.

See attached.

PROPERTY INVESTMENT AMOUNTS								
(Estimated investment in each year. Do not put cumulative totals.)								
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other new investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Other new investment made during this year that may become Qualified Property [SEE NOTE]	Total Investment (Sum of Columns A+B+C+D)
Investment made before filing complete application with district	Stub	Year preceding the first complete tax year of the qualifying time period (assuming no deferrals of qualifying time period)	2025	Not eligible to become Qualified Property			[The only other investment made before filing complete application with district that may become Qualified Property is land.]	-
Investment made after filing complete application with district, but before final board approval of application				-	-	-	-	-
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period				-	-	-	-	-
Complete tax years of qualifying time period	QTP1	2026-2027	2026	-	-	-	-	-
	QTP2	2027-2028	2027	327,190,748	-	-	-	327,190,748
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				327,190,748	-	-	-	327,190,748
				Enter amounts from TOTAL row above in Schedule A2				
Total Qualified Investment (sum of green cells)				327,190,748				

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.

PROPERTY INVESTMENT AMOUNTS								
(Estimated Investment in each year. Do not put cumulative totals.)								
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Other investment made during this year that will become Qualified Property [SEE NOTE]	Total Investment (A+B+C+D)
Total Investment from Schedule A1*	--	TOTALS FROM SCHEDULE A1		327,190,748	-	-	-	327,190,748
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2024-2025	2024	-	-	-	-	-
	Stub	2025-2026	2025	-	-	-	-	-
	QTP1	2026-2027	2026	-	-	-	-	-
	QTP2	2027-2028	2027	327,190,748	-	-	-	327,190,748
Value limitation period***	1	2028-2029	2028	-	-	-	-	-
	2	2029-2030	2029	-	-	-	-	-
	3	2030-2031	2030	-	-	-	-	-
	4	2031-2032	2031	-	-	-	-	-
	5	2032-2033	2032	-	-	-	-	-
	6	2033-2034	2033	-	-	-	-	-
	7	2034-2035	2034	-	-	-	-	-
	8	2035-2036	2035	-	-	-	-	-
	9	2036-2037	2036	-	-	-	-	-
	10	2037-2038	2037	-	-	-	-	-
Total Investment made through limitation				327,190,748	-	-	-	327,190,748
Continue to maintain viable presence	11	2038-2039	2038			-		-
	12	2039-2040	2039			-		-
	13	2040-2041	2040			-		-
	14	2041-2042	2041			-		-
	15	2042-2043	2042			-		-
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2043-2044	2043			-		-
	17	2044-2045	2044			-		-
	18	2045-2046	2045			-		-
	19	2046-2047	2046			-		-
	20	2047-2048	2047			-		-
	21	2048-2049	2048			-		-
	22	2049-2050	2049			-		-
	23	2050-2051	2050			-		-
	24	2051-2052	2051			-		-
	25	2052-2053	2052			-		-

* All investments made through the qualifying time period are captured and totaled on Schedule A1 [blue box] and incorporated into this schedule in the **first row**.

** Only investment made during deferrals of the start of the limitation (after the end of qualifying time period but before the start of the Value Limitation Period) should be included in the "year prior to start of value limitation period" row(s). If the limitation starts at the end of the qualifying time period or the qualifying time period overlaps the limitation, no investment should be included on this line.

*** If your qualifying time period will overlap your value limitation period, do not also include investment made during the qualifying time period in years 1 and/or 2 of the value limitation period, depending on the overlap. Only include investments/years that were **not** captured on Schedule A1.

For All Columns: List amount invested each year, not cumulative totals. Only include investments in the remaining rows of Schedule A2 that were not captured on Schedule A1.

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

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

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

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

Schedule B: Estimated Market And Taxable Value (of Qualified Property Only)

Date

3/15/2022

Applicant Name

Novis Renewables, LLC

Form 50-296A

ISD Name

Stockdale ISD

Revised October 2020

	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Qualified Property			Estimated Taxable Value		
				Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2024-2025	2024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	Stub	2025-2026	2025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	QTP1	2026-2027	2026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	QTP2	2027-2028	2027	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Value Limitation Period	1	2028-2029	2028	\$ -	\$ -	\$ 327,190,748	\$ 327,190,748	\$ 327,190,748	\$ 40,000,000
	2	2029-2030	2029	\$ -	\$ -	\$ 284,464,230	\$ 284,464,230	\$ 284,464,230	\$ 40,000,000
	3	2030-2031	2030	\$ -	\$ -	\$ 242,767,862	\$ 242,767,862	\$ 242,767,862	\$ 40,000,000
	4	2031-2032	2031	\$ -	\$ -	\$ 202,266,688	\$ 202,266,688	\$ 202,266,688	\$ 40,000,000
	5	2032-2033	2032	\$ -	\$ -	\$ 163,226,881	\$ 163,226,881	\$ 163,226,881	\$ 40,000,000
	6	2033-2034	2033	\$ -	\$ -	\$ 135,409,728	\$ 135,409,728	\$ 135,409,728	\$ 40,000,000
	7	2034-2035	2034	\$ -	\$ -	\$ 105,370,496	\$ 105,370,496	\$ 105,370,496	\$ 40,000,000
	8	2035-2036	2035	\$ -	\$ -	\$ 72,917,151	\$ 72,917,151	\$ 72,917,151	\$ 40,000,000
	9	2036-2037	2036	\$ -	\$ -	\$ 65,438,150	\$ 65,438,150	\$ 65,438,150	\$ 40,000,000
	10	2037-2038	2037	\$ -	\$ -	\$ 65,438,150	\$ 65,438,150	\$ 65,438,150	\$ 40,000,000
Continue to maintain viable presence	11	2038-2039	2038	\$ -	\$ -	\$ 65,438,150	\$ 65,438,150	\$ 65,438,150	\$ 65,438,150
	12	2039-2040	2039	\$ -	\$ -	\$ 65,438,150	\$ 65,438,150	\$ 65,438,150	\$ 65,438,150
	13	2040-2041	2040	\$ -	\$ -	\$ 65,438,150	\$ 65,438,150	\$ 65,438,150	\$ 65,438,150
	14	2041-2042	2041	\$ -	\$ -	\$ 65,438,150	\$ 65,438,150	\$ 65,438,150	\$ 65,438,150
	15	2042-2043	2042	\$ -	\$ -	\$ 65,438,150	\$ 65,438,150	\$ 65,438,150	\$ 65,438,150
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2043-2044	2043	\$ -	\$ -	\$ 65,438,150	\$ 65,438,150	\$ 65,438,150	\$ 65,438,150
	17	2044-2045	2044	\$ -	\$ -	\$ 65,438,150	\$ 65,438,150	\$ 65,438,150	\$ 65,438,150
	18	2045-2046	2045	\$ -	\$ -	\$ 65,438,150	\$ 65,438,150	\$ 65,438,150	\$ 65,438,150
	19	2046-2047	2046	\$ -	\$ -	\$ 65,438,150	\$ 65,438,150	\$ 65,438,150	\$ 65,438,150
	20	2047-2048	2047	\$ -	\$ -	\$ 65,438,150	\$ 65,438,150	\$ 65,438,150	\$ 65,438,150
	21	2048-2049	2048	\$ -	\$ -	\$ 65,438,150	\$ 65,438,150	\$ 65,438,150	\$ 65,438,150
	22	2049-2050	2049	\$ -	\$ -	\$ 65,438,150	\$ 65,438,150	\$ 65,438,150	\$ 65,438,150
	23	2050-2051	2050	\$ -	\$ -	\$ 65,438,150	\$ 65,438,150	\$ 65,438,150	\$ 65,438,150
	24	2051-2052	2051	\$ -	\$ -	\$ 65,438,150	\$ 65,438,150	\$ 65,438,150	\$ 65,438,150
	25	2052-2053	2052	\$ -	\$ -	\$ 65,438,150	\$ 65,438,150	\$ 65,438,150	\$ 65,438,150

Notes: Market value in future years is good faith estimate of future taxable value for the purposes of property taxation.

Only include market value for eligible property on this schedule.

Date 3/15/2022
Applicant Name Novis Renewables, LLC
ISD Name Stockdale ISD

Schedule C: Employment Information

Form 50-296A

Revised October 2020

				Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Number of Construction FTE's	Average annual wage rates for construction workers	Number of non-qualifying jobs applicant estimates it will create (cumulative)	Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Annual wage of new qualifying jobs
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	QTP1	2026-2027	2026	0	\$ -	0	0	n/a
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	QTP2	2027-2028	2027	250 FTE	\$ 50,000	0	0	n/a
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2028-2029	2028	0	n/a	0	1	\$ 60,661
	2	2029-2030	2029	0	n/a	0	1	\$ 60,661
	3	2030-2031	2030	0	n/a	0	1	\$ 60,661
	4	2031-2032	2031	0	n/a	0	1	\$ 60,661
	5	2032-2033	2032	0	n/a	0	1	\$ 60,661
	6	2033-2034	2033	0	n/a	0	1	\$ 60,661
	7	2034-2035	2034	0	n/a	0	1	\$ 60,661
	8	2035-2036	2035	0	n/a	0	1	\$ 60,661
	9	2036-2037	2036	0	n/a	0	1	\$ 60,661
	10	2037-2038	2037	0	n/a	0	1	\$ 60,661
Years Following Value Limitation Period	11 through 25	2038-2053	2038-2052	0	n/a	0	1	\$ 60,661

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



Chapter 313 Application to Stockdale ISD

CHECKLIST ITEM #15

Economic Impact Analysis, other payments made in the state or other economic information (if applicable).

N/A



Chapter 313 Application to Stockdale ISD

CHECKLIST ITEM #16

Description of Reinvestment or Enterprise Zone.

1. Evidence that the area qualifies as an enterprise zone as defined by the Governor's Office
2. Legal description of reinvestment zone
3. Order, resolution or ordinance establishing the reinvestment zone
4. Guidelines and criteria for creating the zone

TBD – Will be submitted once created by Wilson County or Stockdale ISD

**WILSON COUNTY
TAX ABATEMENT POLICY
Preamble**

Pursuant to Chapter 312, Texas Tax Code (the “Act”), Wilson County may consider an application for tax abatement, designate a reinvestment zone, and enter into a tax abatement agreement as provided for in this Tax Abatement Policy. This Policy and the guidelines and criteria outlined herein were approved by Resolution No. _____ adopted by the Wilson County Commissioners Court on _____, after a public hearing on _____, and approval of a Resolution providing that the County elects to become eligible in tax abatement pursuant to the Act.

I. Abatement Policy

- A. Investment. To enter into an abatement agreement, the Commissioners Court must find that the project will result in a significant investment being made in the County. Unless additional factors are deemed to provide value to the County, the minimum investment for abatement is as follows:
- i. New business: \$1,000,000, and
 - ii. Expansion of existing business: \$300,000.
- B. Job Creation. Abatement on eligible real and fixed personal property requires new job creation, or, in the case of expansion, sustained employment levels.
- C. Criteria. In determining whether to designate a reinvestment zone the County shall consider the Criteria provided in Section 312.202, Texas Tax Code, and with regard to whether to enter into a tax abatement agreement, the Commissioners Court shall consider the following criteria, among others determined to be appropriate by the Court:
- i. Site and Improvements
 - a. Existing value of land and existing improvements, if any;
 - b. Type and value of proposed improvements;
 - c. Productive life of proposed improvements;
 - d. Overall compatibility with the zoning ordinances and comprehensive plan, if any, for the area; and
 - e. Environmental impacts of project.
 - ii. Economic Spinoff
 - a. Number and dollar amounts of all construction contracts and subcontracts award on the project;
 - b. Impact on the business opportunities of existing businesses and the attraction of new business to the area, if any; and

- c. Disadvantaged business entity and Wilson County contractors represented in total construction, suppliers, and services contracts.
 - iii. Jobs
 - a. Number of existing jobs to be retained by proposed improvements, if any;
 - b. Number and type of new jobs, if any, to be created by proposed improvements;
 - c. Diversity of employment base;
 - d. Local employment opportunities; and
 - e. Competitive wages and benefits for employees.
 - iv. Public Costs and Benefits
 - a. Costs to be incurred by Wilson County, if any, to provide facilities or services directly resulting from the new improvements;
 - b. Types and values of public improvements, if any, to be made by applicant seeking abatement; and
 - c. Amount of ad valorem property tax to be paid to Wilson County during and after expiration of the abatement agreement.
- D. Ad Valorem Taxes. Unless expressly provided, County approval of tax abatement applies only to County ad valorem taxes and may be restricted to include only County maintenance and operations taxes, excluding interest and sinking fund taxes. County approval of tax abatement may also apply to both Hospital District and Emergency Services District ad valorem taxes, provided that the County is statutorily required to approve the tax rate for such districts or levies their ad valorem taxes as described in Section 312.004, Texas Tax Code.
- E. Existing Property Value. The value of existing real and personal property currently on the tax rolls will remain taxable and be included in the base value, even if personal property is moved to a new, abated location or replaced due to modernization or expansion. Abatement may be only granted for the additional value of eligible property improvements made subsequent to and listed in an abatement agreement between the County and the property owner and lessee, subject to such limitations as Commissioners Court may require.
- F. Application Must Precede Commencement of Project. A project is ineligible for abatement if the application for County abatement was filed after the commencement for construction, alteration, or installation of new improvements.
- G. Ineligible Property. The following types of property shall be fully taxable and ineligible for abatement: land; inventories; supplies; tools; furnishings, and other forms of movable personal property (excluding solar array panels and associated equipment); vehicles; vessels; private aircraft; deferred maintenance investments; property to be rented or

leased except if a leased facility is granted the abatement; also, any property included in the calculation of base year value as defined.

- H. Compliance with Policy. The County will only enter into abatement agreements that the County finds meet the guidelines and criteria outlined in this Policy and in the Act.
- I. County Discretion. Nothing herein limits the discretion of the County to determine whether to enter into a specific abatement agreement. The County is under no obligation to provide an abatement for any project.
- J. Taxability. From the execution of the abatement to the end of the agreement period taxes shall be payable as follows: (1) The value of ineligible property as provided above shall be fully taxable; (2) The base year value of existing eligible property shall be fully taxable, as well as the value of any existing personal property currently on the tax rolls in Wilson County that is either moved to a new abated location or is replaced due to modernization or expansion; (3) The additional value of new eligible property shall be taxable in the manner and for the period provided for in the abatement agreement, subject to the terms described herein; and (4) The additional value of new eligible property shall be fully taxable at the end of the abatement period.

II. Application Procedure

- A. Applicant. Any present or potential owner or lessee of taxable property in Wilson County may request the creation of a reinvestment zone and/or tax abatement by submitting a written application conforming to the requirements outlined herein.
- B. Eligible Property. Abatement may only be granted for the following property constructed or otherwise put in place after the effective date of the tax abatement agreement: new, expanded or modernized buildings and structures, fixed machinery, and equipment; site improvements; related fixed improvements; other tangible items necessary to the operation and administration of the project or facility; and all other real and tangible personal property permitted by the Act.
- C. Application. The application shall consist of a completed Wilson County Tax Abatement Application, in the form attached hereto as Exhibit A, as may be amended from time to time, which shall contain the following:
 - i. a general description of the project, including a descriptive list of the improvements for which the abatement is requested;
 - ii. information showing how the project meets the requirements of the criteria outlined herein, including employment and contract information;
 - iii. a map and description of the property;

- iv. a time schedule for completing the planned improvements;
- v. the estimated taxable value or range of values of the project or facility;
- vi. basic financial information about the principals sufficient to enable evaluation of the applicant's financial capacity;
- vii. a feasibility study estimating the economic impact of the project and effect on the County and any other participating jurisdictions, and the applicant;
- viii. in the case of modernization, a statement of the assessed value of the facility separately stated for real and personal property, shall be provided for the three years immediately preceding the application; and
- ix. Each application shall be accompanied by an application fee of \$1,000.00 payable to Wilson County.

D. Application Consideration. The procedure for consideration by the County of a tax abatement application is as follows:

- i. The application form is provided as Exhibit A to this Policy, and shall be available on the County's website.
- ii. After an applicant completes the Tax Abatement Application, applicant provides a copy to each member of the Wilson County Commissioners Court and the County Judge's Administrative Assistant.
- iii. If the application is deemed to be complete by the County Judge, the County Judge shall provide a copy of the application to the presiding officer of the governing body of each eligible jurisdiction.
- iv. Upon receipt of a completed application and/or request to participate with a municipality in an abatement agreement, the County Judge shall review and provide a recommendation to the Commissioner's Court prior to thirty (30) days prior to the public hearing.
- v. The County shall not establish a reinvestment zone, nor participate in an abatement, if it finds that the application for County reinvestment zone/tax abatement was filed after the commencement of construction, alteration, or installation of improvements related to the proposed modernization, expansion or new facility.
- vi. A request for variance from the provisions of this Policy must be made in written form to the County Judge and submitted with the Tax Abatement Application; provided, however, the total duration of an abatement shall in no instance exceed ten (10) years. Such variance request shall include a complete description of the circumstances explaining why the applicant should be granted a variance. Request for variance must be approved by a majority vote of the Commissioners Court.

III. Public Hearing and Approval

A. New Reinvestment Zone. The Commissioners Court may not adopt a resolution designating a County reinvestment zone for a five (5) year period until it has held a public hearing at which interested persons are entitled to speak and present evidence for or against the designation. No later than the seventh (7th) day before the hearing, notice of the hearing shall be published in a newspaper having general circulation in the County and delivered in writing to the presiding officer of the governing body of each taxing unit that includes in its boundaries real property that is to be included in the proposed reinvestment zone.

- i. If the reinvestment zone is not designated, the application fails, although it may be amended and resubmitted.
- ii. If the reinvestment zone is designated, the Commissioners Court shall pass an order to that effect and may then arrange to consider for approval of the tax abatement agreement between the applicant and the County at its next regularly scheduled meeting.
- iii. At least seven (7) days prior to entering into a tax abatement agreement, the county must give written notice of its intent to do so to the presiding officers of all taxing units with jurisdiction over the property for which an abatement is sought, along with a copy of the proposed tax abatement agreement.

B. Abatement Agreement. Prior to entering into a tax abatement agreement in a reinvestment zone, the Commissioners Court may, at its option, hold a public hearing, for which at least thirty (30) days' notice has been provided, at which interested persons shall be entitled to speak and present written materials for or against the approval of the tax abatement agreement.

- i. At least seven (7) days prior to entering into a tax abatement agreement, the county must give written notice of its intent to do so to the presiding officers of all taxing units with jurisdiction over the property for which an abatement is sought, along with a copy of the proposed tax abatement agreement.
- ii. At the regularly scheduled meeting, the Commissioners Court may finally vote by simple majority to enter into the tax abatement agreement or to decline. An approved tax abatement agreement may be executed in the same manner as other contracts made by the County.
- iii. The public notice of the meeting at which the Commissioners Court will consider the approval of a tax abatement agreement shall contain the following:
 - a. the name of the property owner and the name of the applicant for the abatement agreement;
 - b. the name and location of the reinvestment zone in which the property subject to the agreement is located;
 - c. a general description of the nature of the improvements or repairs included in the agreement;

- d. the estimated cost of the improvements or repairs; and
- e. the public notice must be given in a manner required by Chapter 551, Texas Government Code, except that the notice must be provided at least 30 days prior to the scheduled time of the meeting.

C. Findings.

- i. To be designated a reinvestment zone by the County, the County Commissioners must find by majority vote that:
 - a. the property designated for the reinvestment zone is not located in the taxing jurisdiction of a municipality;
 - b. the property for which the abatement is sought will be reasonably likely as a result the designation to contribute to the retention or expansion of primary employment or to attract major investment in the zone that would be a benefit to the property and that would contribute to the economic development of the County, or meet one or more of the other requirements provide in Section 312.202, Texas Tax Code; and
 - c. the improvements sought are feasible and practical and would be a benefit to the land to be included in the zone and to the County after expiration of the tax abatement agreement.
 - ii. In order to enter into a tax abatement agreement, the Commissioners Court must find by majority vote that the terms of the proposed agreement meet these Guidelines and Criteria and that: (1) there will be no substantial adverse effect on the provision of the jurisdiction's service or tax base: and (2) the planned use of the property will not constitute a hazard to public safety, health or morals.
- D. Confidentiality. As required by Section 312.003, Texas Tax code, information that is provided to the County in connection with an application or request for tax abatement and that describes the specific processes or business activities to be conducted or the equipment or the property to be located on the property for which tax abatement is sought is confidential and not subject to public disclosure until a tax abatement agreement is executed. Such information should be clearly marked in the application.

IV. Format for Tax Abatement Agreement

- A. Required Provisions. If the Wilson County Commissioners Court designates a reinvestment zone, it may consider and execute a tax abatement agreement that conforms with this Policy, with the owner of the designated property and lessee, as appropriate, as outlined above. Any tax abatement agreement shall include at least the following:

- i. the kind, number and location of all proposed improvements of the property;

- ii. provisions allowing for reasonable access to the property for initial and intermittent inspection purposes by County employees or designated representatives to ensure improvements are made in compliance with the agreement;
- iii. provisions limiting the use of the property consistent with the general purpose of encouraging development or redevelopment of the area during the period of abatement;
- iv. provisions for recapturing property tax revenue lost as a result of the agreement if the owner of the property fails to make the improvements or repairs as provided in the agreement;
- v. each term agreed to by the recipient of the abatement;
- vi. a requirement that the abatement recipient certify its compliance with the agreement annually to the County; and
- vii. provisions allowing the County to cancel or modify the agreement if the recipient is out of compliance with the agreement.

B. Optional Provisions. The tax abatement agreement may also contain any or all of the following items, in addition to any others deemed appropriate by the contracting parties:

- i. the estimated taxable value to be abated each year;
- ii. percent of value to be abated each year;
- iii. the commencement and termination dates of the abatement;
- iv. proposed use of the property;
- v. nature of the construction, time schedule, map and property description;
- vi. contractual obligations in the event of default or violation of terms or conditions;
- vii. size of investment and number of temporary and permanent jobs involved, if any;
- viii. provisions for dispute resolution; and
- ix. a PILOT payment to cover the County's fees associated with reviewing, analyzing, negotiating and drafting the abatement agreement.

C. Value and Term of Abatement. Abatement shall be granted effective with the execution of the agreement. The value of the abatement will be determined based on the merits of the project, including, but not limited to, total capital investment value and added employment. Up to one hundred percent (100%) of the value of new eligible properties may be abated for a total term of abatement not to exceed ten (10) years. However, a project must provide an extraordinary economic benefit to the County to be considered for a one hundred percent abatement (100%). The County may approve a sliding scale of abatement percentages, may limit the abatement to maintenance and operations taxes, or may require a payment in lieu of taxes for all or part of the taxes paid to the County by the project. The abatement period may be deferred by written agreement of the parties, provided the duration of an abatement agreement does not exceed ten (10) years. An abatement agreement granted to a lessee may not exceed the terms of a lessee's

lease.

- D. Time limit. Such agreement shall be executed within thirty (30) days after passage of the resolution approving the agreement, unless the County and the applicant mutually agree otherwise.
- E. Recapture. Commissioners Court reserves the right to review compliance for full or partial recapture in the event that the applicant fails to perform in "good faith." If a project is not completed as specified in the tax abatement agreement, the County has the right to cancel the abatement agreement and abated taxes shall be recaptured by the County and other affected taxing units as provided by law and the development agreement. If any of the provisions contained in the tax abatement agreement, i.e., employment, amount of investment, etc., are not met, the County shall have the right to reduce or cancel the abatement agreement. If a project granted a tax abatement ceases to operate or is no longer in conformance with the tax abatement agreement, the agreement shall not be in effect for the period of time during which the project is not operating or is not in conformance.

V. Administration of Tax Abatement Agreement

- a. Inspections. County employees or their designated representatives shall have reasonable access to the property for initial and intermittent inspection purposes in order to ensure that the improvements or repairs are made according to the specifications and conditions of the agreement.
- b. Evaluation. Upon completion of construction, the County and/or the jurisdiction creating the reinvestment zone shall annually (or at such other times as deemed appropriate by the Commissioners Court) evaluate each facility receiving abatement to ensure compliance with the agreement and report possible violations to the contract and agreement to the Commissioners Court and the County Attorney. On or before April 30th of every year during the life of the abatement agreement, the company or individual receiving the abatement shall complete and file a Tax Abatement Evaluation Report, along with other required written documentation, detailing and certifying the abatement recipient's compliance with the terms of the abatement agreement. Failure to provide information requested in the compliance evaluation by the prescribed deadline may result in taxes abated in the prior year being due and payable. The company or individual receiving a tax abatement shall provide information to the County for the evaluation which shall include, but not be limited to, the following:
 - i. the number and dollar amounts of all construction contracts and subcontracts awarded on the project;
 - ii. the total number of employees of the company, their gross salaries, and the number

- of employees residing in Wilson County and their gross salaries, reported in job classifications appropriate to the employee; the gross dollars spent on supplier and professional service contracts, indicating the amounts by contract awarded and performed by Wilson County business and individuals;
- iii. the dollar amount of contracts awarded to Disadvantaged Business Enterprises;
 - iv. detail of actions taken to mitigate any adverse environmental impacts of the project, if applicable; and
 - v. should the dollars, percentages, or actions not meet the original or modified requirements of the abatement agreement, a statement shall be provided explaining the reason for the failure to meet the requirements and a recommended course of rectification.
- c. Cure Provisions. Should Wilson County determine that the company or individual receiving the abatement is in default of the tax abatement agreement, it shall notify the company or individual of such default in writing at the address specified in the agreement, and if such is not cured within sixty (60) days' of notice, the agreement may be terminated by the County.
- d. Modification and Termination. At any time before the expiration of a tax abatement agreement, an agreement may be modified by the parties to include other provisions that could have been included in the original agreement or to delete provisions that were not necessary to the original agreement. The modification must be made by the same procedure by which the original agreement was made. An agreement may also be terminated by the mutual consent of the parties in the same way the agreement was made, or by other means as agreed by the parties according to the provisions of the agreement.
- e. Reporting. The chief appraiser for the County's appraisal district shall report annually the designation of reinvestment zones and executed abatement agreements as required under the Act.
- f. Posting. This Policy, as may be amended from time to time, shall be posted on the County's website.

VI. Assignment

An abatement granted by Wilson County may be transferred and assigned by the holder to a new owner or lessee of the same property, upon the approval by resolution of Wilson County, subject to the financial capacity of the assignee and provided that all conditions and obligations in the tax abatement agreement with Wilson County are fulfilled; provided however that collateral assignments for financing purposes shall not be considered assignments for purposes of this Section and shall not require Wilson County approval.

Approval shall not be unreasonably withheld by Wilson County.

VII. Sunset and Amendment of Guidelines and Criteria

These Guidelines and Criteria are effective upon the date of their adoption and will remain in force for two (2) years, unless amended by three-fourths (3/4) vote of the Wilson County Commissioners Court.

Passed and approved at a regular meeting of the Wilson County Commissioners Court, at which a quorum was present on the ____ day of _____, 2021.

Richard Jackson
County Judge

Gary Martin
Commissioner, Precinct 1

Paul Pfeil
Commissioner, Precinct 2

Jeffery Pierdolla
Commissioner, Precinct 3

Larry Wiley
Commissioner, Precinct 4

ATTESTED:

Eva Martinez
Wilson County Clerk

EXHIBIT A
FORM OF APPLICATION

Applications for Tax Abatement shall be organized as follows:

Section A

1. Name and contact of the property owner and the name and contact information of the applicant for the abatement agreement.
2. Name and location of the reinvestment zone in which the property subject to the agreement is located.

Section B

1. Overview. General description of the project, including a descriptive list of the improvements for which the abatement is requested.
2. Criteria. Information showing how the project meets the requirements of the criteria outlined herein, including employment and contract information.
 - a. Site and Improvements
 - i. Existing value of land and existing improvements, if any;
 - ii. Type and value of proposed improvements, including estimated costs of all improvements and/or repairs;
 - iii. Productive life of proposed improvements;
 - iv. Overall compatibility with the zoning ordinances and comprehensive plan, if any, for the area; and
 - v. Environmental impacts of project.
 - b. Economic Spinoff
 - i. Number and dollar amounts of all construction contracts and subcontracts award on the project;
 - ii. Impact on the business opportunities of existing businesses and the attraction of new business to the area, if any; and
 - iii. Disadvantaged business entity and Wilson County contractors represented in total construction, suppliers, and services contracts.
 - c. Jobs
 - i. Number of existing jobs to be retained by proposed improvements, if any;
 - ii. Number and type of new jobs, if any, to be created by proposed improvements;
 - iii. Diversity of employment base;
 - iv. Local employment opportunities; and

v. Competitive wages and benefits for employees.

d. Public Costs and Benefits

- i. Costs to be incurred by Wilson County, if any, to provide facilities or services directly resulting from the new improvements;
- ii. Types and values of public improvements, if any, to be made by applicant seeking abatement; and
- iii. Amount of ad valorem property tax to be paid to Wilson County during and after expiration of the abatement agreement.

3. Map. A map and description of the property showing the existing uses and conditions of the property and a map and description of the property showing the proposed improvements and uses of the property.
4. Schedule. A time schedule for completing the planned improvements; the estimated taxable value or range of values of the project or facility.
5. Financial Capability. Basic financial information about the principles sufficient to enable evaluation of the applicant's financial capacity. Note: The County may require such financial and other information as deemed appropriate for evaluating the financial capacity and other factors pertaining to the applicant, to be attached to the application.
6. Feasibility Study. A feasibility study estimating the economic impact of the project and effect on the County and any other participating jurisdictions, and the applicant.
7. Modernization Criteria (if applicable). In the case of modernization, a statement of the assessed value of the facility separately stated for real and personal property, shall be provided for the three years immediately preceding the application.

Section C. Variance request, if any.

Each application shall be accompanied by an application fee of \$1,000.00 payable to Wilson County.



Chapter 313 Application to Stockdale ISD

CHECKLIST ITEM # 17

Signature and Certification page, signed and dated by Authorized School District Representative and Authorized Company Representative.

SECTION 16: Authorized Signatures and Applicant Certification

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

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

1. Authorized School District Representative Signature

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

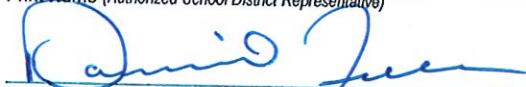
print
here

Daniel Fuller

Print Name (Authorized School District Representative)

Superintendent

Title

sign
here

Signature (Authorized School District Representative)

3/23/2022

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.

print
here

Jonathan Koch

Print Name (Authorized Company Representative (Applicant))

President

Title

sign
here

Signature (Authorized Company Representative (Applicant))

March 23, 2022

Date

ROBERT THEODORE GAMBO
Notary Public, State of New York
No. 02GA6403881
Qualified in Westchester County
Commission Expires February 3, 2024

(Notary Seal)

GIVEN under my hand and seal of office this, the

23 day of March, 2022



Notary Public in and for the State of Texas New York

My Commission expires: February 3, 2024

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.