



Austin
Houston
Dallas
Waco
Tyler
Corpus Christi

April 1, 2022

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

Re: Application for Appraised Value Limitation on Qualified Property from IP
Quantum II, LLC to Haskell Consolidated Independent School District

First Year of Qualifying Time Period: January 1, 2026
First Year of Limitation Period: January 1, 2028

Dear Local Government Assistance and Economic Analysis Division:

The Board of Trustees of the Haskell Consolidated Independent School District (the "District") accepted the enclosed Application for Appraised Value Limitation on Qualified Property (the "Application") at a duly called meeting held on March 24, 2022. The Application was determined to be complete by the District on April 1, 2022.

The Applicant, IP Quantum II, LLC, is proposing to construct a solar electric generating facility in Haskell County, Texas. The Board of Trustees believes this project will be beneficial to the District and looks forward to your review and certification of this Application.

An electronic copy of the Application is being provided to the Haskell County Appraisal District by copy of this correspondence.

Thank you so much for your kind consideration to the foregoing.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Rick L. Lambert', is written over the typed name.

Rick L. Lambert

RLL;sl

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

Via Electronic Mail: lhise@haskell.escl4.net

Mr. Lonnie Hise, Superintendent of Schools, Haskell CISD

Via Electronic Mail: luke@intersectpower.com

Mr. Luke Dunnington, Vice President, IP Renewable Energy Holdings, LLC

Via Electronic Mail: christian@intersectpower.com

Mr. Christian Fiene, Principle, Intersect Power, LLC

Via Electronic Mail: bwestlake@cwlp.net

Mr. Brandon Westlake, Partner, Cummings Westlake LLC



TAB 1

Pages 1 through 9 of application

Application for Appraised Value Limitation on Qualified Property

(Tax Code, Chapter 313, Subchapter B or C)

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

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

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

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

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

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

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

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

SECTION 1: School District Information

1. Authorized School District Representative

March 24, 2022

Date Application Received by District

Lonnie

First Name

Hise

Last Name

Superintendent

Title

Haskell Consolidated Independent School District

School District Name

605 N Ave E

Street Address

605 N Ave E

Mailing Address

Haskell

City

940-864-2602

Phone Number

NA

Mobile Number (optional)

TX

State

79521

ZIP

940-864-8096

Fax Number

lhise@haskell.esc14.net

Email Address

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



Yes



No

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

Shelly	Leung
First Name	Last Name
Property Tax Incentives Program Director	
Title	
Powell Youngblood & Taylor, LLP	
Firm Name	
512-494-1177	512-494-1188
Phone Number	Fax Number
NA	sleung@pyt-law.com
Mobile Number <i>(optional)</i>	Email Address

4. On what date did the district determine this application complete? April 1, 2022

SECTION 2: Applicant Information

1. Authorized Company Representative *(Applicant)*

Luke	Dunnington
First Name	Last Name
Vice President	IP Pipeline Portfolio Holdco, LLC
Title	Organization
c/o Intersect Power, 2 Embarcadero Center, 7th Floor, San Francisco, CA 94111	
Street Address	
c/o Intersect Power, 9450 SW Gemini Drive PMB #68743	
Mailing Address	
Beaverton	OR 97008
City	State ZIP
415-846-0730	NA
Phone Number	Fax Number
NA	luke@intersectpower.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.

Christian	Fiene
First Name	Last Name
Project Development Manager	IP Pipeline Portfolio Holdco, LLC
Title	Organization
c/o Intersect Power, 2 Embarcadero Center, 7th Floor, San Francisco, CA 94111	
Street Address	
c/o Intersect Power, 9450 SW Gemini Drive PMB #68743	
Mailing Address	
Beaverton	OR 97008
City	State ZIP
317-345-0632	NA
Phone Number	Fax Number
NA	christian@intersectpower.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*)

Brandon	Westlake
First Name	Last Name
Partner	
Title	
Cummings Westlake, LLC	
Firm Name	
713-266-4456	713-266-2333
Phone Number	Fax Number
bwestlake@cwlp.net	
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	Check
Payment Amount	Transaction Type
IP Pipeline Portfolio Holdco, LLC	Haskell Consolidated Independent School Distr
Payor	Payee
March30, 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? IP Quantum II, LLC
2. Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) 32074475040
3. Parent Company Name IP Pipeline Portfolio Holdco, LLC
4. Parent Company Tax ID 84-2540711
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
- NA

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

Intersect Power, LLC

2c. Reporting Entity Taxpayer Number

32079826569

3. Is the applicant current on all tax payments due to the State of Texas? ☒ Yes ☐ No4. 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 ☒ No3. Are you requesting that any of the land be classified as qualified investment? ☐ Yes ☒ No4. Will any of the proposed qualified investment be leased under a capitalized lease? ☐ Yes ☒ No5. Will any of the proposed qualified investment be leased under an operating lease? ☐ Yes ☒ No6. Are you including property that is owned by a person other than the applicant? ☐ Yes ☒ No7. Will any property be pooled or proposed to be pooled with property owned by the applicant in determining the amount of your qualified investment? ☐ Yes ☒ No***Note:** Applicants requesting eligibility under this category should note that there are additional application and reporting data submission requirements.

SECTION 7: Project Description

1. In **Tab 4**, attach a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information. If the project is an amendment or a reapplication please specify and provide details regarding the original project.

2. Check the project characteristics that apply to the proposed project:

☒ Land has no existing improvements☐ Land has existing improvements *(complete Section 13)*☐ Expansion of existing operation on the land *(complete Section 13)*☐ Relocation within Texas

SECTION 8: Limitation as Determining Factor

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

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

SECTION 9: Projected Timeline

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

1. Estimated school board ratification of final agreement September 2022
 2. Estimated commencement of construction January 2027
 3. Beginning of qualifying time period (MM/DD/YYYY) 1/1/2026
 4. First year of limitation (YYYY) 01/01/2028
- 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 December 2027

SECTION 10: The Property

1. County or counties in which the proposed project will be located Haskell County
2. Central Appraisal District (CAD) that will be responsible for appraising the property Haskell 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>Haskell CISD; 100%; \$0.9634</u> <small>(Name, tax rate and percent of project)</small>	I&S (ISD): <u>Haskell CISD; 100%; \$0.3315</u> <small>(Name, tax rate and percent of project)</small>
County: <u>Haskell County; 100%; \$0.494898</u> <small>(Name, tax rate and percent of project)</small>	City: <u>NA</u> <small>(Name, tax rate and percent of project)</small>
Hospital District: <u>Haskell Cnty HD; 100%; \$0.194839</u> <small>(Name, tax rate and percent of project)</small>	Water District: <u>Water District #1; 100%; \$0.168834</u> <small>(Name, tax rate and percent of project)</small>
Other (describe): <u>Rolling Plains GCD; 100%; \$0.027</u> <small>(Name, tax rate and percent of project)</small>	Other (describe): <u>NA</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: 312, 100%, 2028-2037
(Incentive type, percentage, start and end year)City: NA
(Incentive type, percentage, start and end year)Hospital District: NA
(Incentive type, percentage, start and end year)Water District: NA
(Incentive type, percentage, start and end year)Other (describe): NA
(Incentive type, percentage, start and end year)Other (describe): NA
(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?
- 30,000,000

2. What is the amount of appraised value limitation for which you are applying?
- 30,000,000

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? _____

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): \$ 0.00
5. In **Tab 10**, include an appraisal value by the CAD of all the buildings and improvements existing as of a date within 15 days of the date the application is received by the school district.
6. Total estimated market value of proposed property not eligible to become qualified property (that property described in response to statement 2): \$ 0.00

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

SECTION 14: Wage and Employment Information

1. What is the number of new qualifying jobs you are committing to create? 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 \$ 782.50
- b. Qualifying job wage minimum option §313.021(5)(A)
-110% of the average weekly wage for manufacturing jobs in the county is \$ 903.10
- c. Qualifying job wage minimum option §313.021(5)(B)
-110% of the average weekly wage for manufacturing jobs in the region is \$ 947.63
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? \$ 49,276.70
7. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? \$ 49,277.00
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**.



TAB 2

Proof of Payment of Application Fee

Please find on the attached page, copy of the check for the \$75,000 application fee to Haskell Consolidated Independent School District.

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

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



TAB 3

Documentation of Combined Group membership under Texas Tax Code 171.0001(7), history of tax default, delinquencies and/or material litigation (if applicable)

See Attached

Texas Franchise Tax Extension Affiliate List
received by the Comptroller of Public
Accounts



TAB 4

Detailed Description of the Project

Provide 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.

IP Quantum II, LLC (IP Quantum II) is requesting an appraised value limitation from Haskell Consolidated Independent School District (CISD) for the IP Quantum II Project (the “Project”), a proposed solar powered electric generating facility in Haskell County. The proposed Haskell CISD Project will be constructed within the Haskell County Reinvestment Zone, Intersect Power Quantum LLC Project that is approximately 18,480 acres and was created by Haskell County on August 27, 2019. A map showing the location of the project is included in TAB 11.

The proposed Project is anticipated to have a capacity of approximately 275 MW located in Haskell CISD. The exact number and location of panels and inverters will vary depending upon ongoing siting analysis, manufacturer’s availability, prices, and the final megawatt generating capacity of the Project when completed. Current estimated plans are to install approximately 865,000 PV modules and 400 inverters with all improvements located in Haskell CISD. The Applicant requests a value limitation for all facilities and equipment installed for the Project, including; solar modules/panels, tracking equipment, racking and mounting structures, O&M building, substation, inverters boxes, combiner boxes, meteorological equipment, foundations, roadways, paving, fencing, collection system, generation transmission lines, interconnection facilities, energy storage enclosures containing batteries, energy storage cooling systems, SCADA systems, transformers, fire suppression systems and all necessary equipment for commercial generation of electricity.

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



TAB 5

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

IP Renewable Energy Holdings, LLC, the parent of IP Quantum II, LLC, is a national solar developer with project opportunities across the United States. The ability to enter into a value limitation agreement with Haskell CISD is a determining factor for constructing the project in Haskell County, Texas, as opposed to building and investing in another county, state or region. IP Renewable Energy Holdings LLC is considering investing in California and Colorado.

IP Renewable Energy Holdings, LLC is actively developing and constructing other projects throughout the US. The applicant requires this value limitation agreement in order to move forward with constructing this project in Texas. Specifically, without the available property tax incentives, the economics of the project become unappealing to investors and the likelihood of constructing the project becomes unlikely. The property tax liability of a project without tax incentives in Texas, including a value limitation agreement with Haskell CISD, lowers the return to investors and financiers to an unacceptable level at current contracted power rates under a power purchase agreement. As such, the applicant would not be able to finance and build its project without the property tax incentives. We want to avoid a situation where the applicant would be forced to have its development capital and prospective investment funds spent in other states where the rate of return is higher on a project basis.

However, the proposed site in Haskell County is a desirable business location and can provide electricity at a price that is competitive with other projects in Haskell County and elsewhere in Texas, assuming that the expected tax incentives, including a value limitation agreement, are obtained. Electric utilities and other wholesale electricity buyers are focused on providing low cost energy to their customers, and contracting for the sale of solar electricity is highly competitive. Receiving a value limitation agreement from Haskell CISD is vital to ensuring the economics justify building the project and placing it into commercial operation in Haskell County.

About IP Renewable Energy Holdings LLC

The IP Renewable Energy Holdings, LLC team has the collective experience in all phases of development across 60+ projects, and 2GWp of operating solar power with a total value of over \$6 billion. Our team has been involved in almost \$9B of successful debt and long-term equity financing for mid to late stage development projects. Our team has been successful together throughout the evolution of clean infrastructure, from the early days of kW scale solar, to pioneering 5-20MW projects and on to increasingly sophisticated and complex transactions of 100-500MW projects.



TAB 6

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

District	Percentage
Haskell County	100%
Haskell County Hospital	100%
Rolling Plains GCD	100%
Haskell CISD	100%



TAB 7

Description of Qualified Investment

IP Quantum II, LLC plans to construct a 275 MW solar farm in Haskell County.

This application covers all qualified property in the reinvestment zone and the project boundary within Haskell CISD necessary for the commercial operations of the proposed solar farm described in Tab 4. Two hundred and seventy-five megawatts (275 MW) will be located in Haskell CISD. Panel placement is subject to change but for purposes of this application, the Project anticipates using approximately 865,000 PV modules or equivalent and 400 inverters.

This application covers all qualified investment and qualified property necessary for the commercial operations of the solar farm and battery storage. The batteries included in the Qualified Property will solely be used for the storage of electricity generated by this solar project.

Qualified Investment and qualified property includes; solar modules/panels, tracking equipment, racking and mounting structures, O&M building, substation, inverters boxes, combiner boxes, meteorological equipment, foundations, roadways, paving, fencing, collection system, generation transmission lines, interconnection facilities, energy storage enclosures containing batteries, energy storage cooling systems, SCADA systems, transformers, fire suppression systems and all necessary ancillary equipment for commercial generation of electricity.

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



TAB 8

Description of Qualified Property

IP Quantum II, LLC plans to construct a 275 MW solar farm in Haskell County.

This application covers all qualified property in the reinvestment zone and the project boundary within Haskell CISD necessary for the commercial operations of the proposed solar farm described in Tab 4. Two hundred and seventy-five megawatts (275 MW) will be located in Haskell CISD. Panel placement is subject to change but for purposes of this application, the Project anticipates using approximately 865,000 PV modules or equivalent and 400 inverters.

This application covers all qualified investment and qualified property necessary for the commercial operations of the solar farm and battery storage. The batteries included in the Qualified Property will solely be used for the storage of electricity generated by this solar project.

Qualified Investment and qualified property includes; solar modules/panels, tracking equipment, racking and mounting structures, O&M building, substation, inverters boxes, combiner boxes, meteorological equipment, foundations, roadways, paving, fencing, collection system, generation transmission lines, interconnection facilities, energy storage enclosures containing batteries, energy storage cooling systems, SCADA systems, transformers, fire suppression systems and all necessary ancillary equipment for commercial generation of electricity.

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



TAB 9

Description of Land

Not Applicable



TAB 10

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

Not Applicable

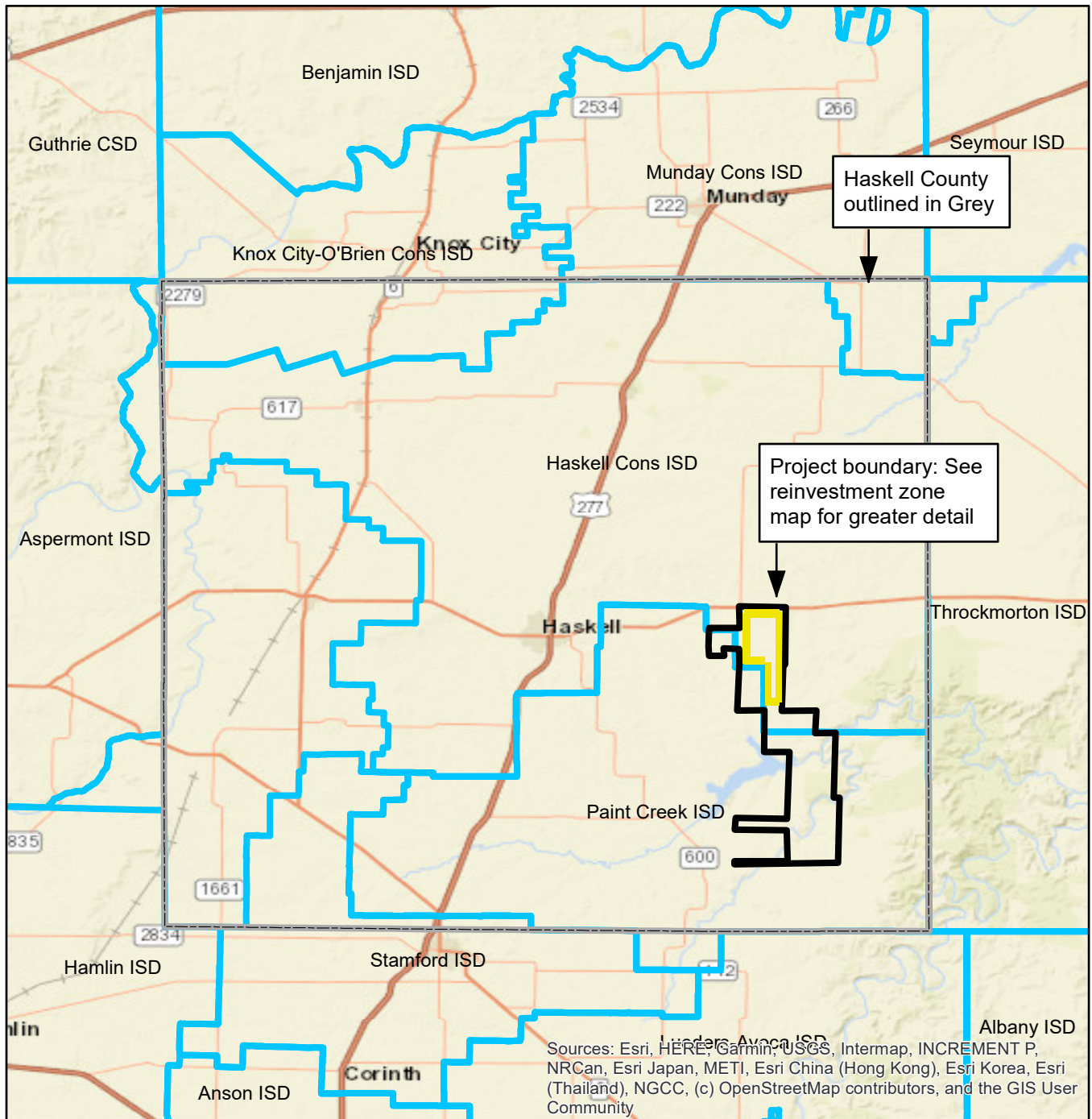


TAB 11

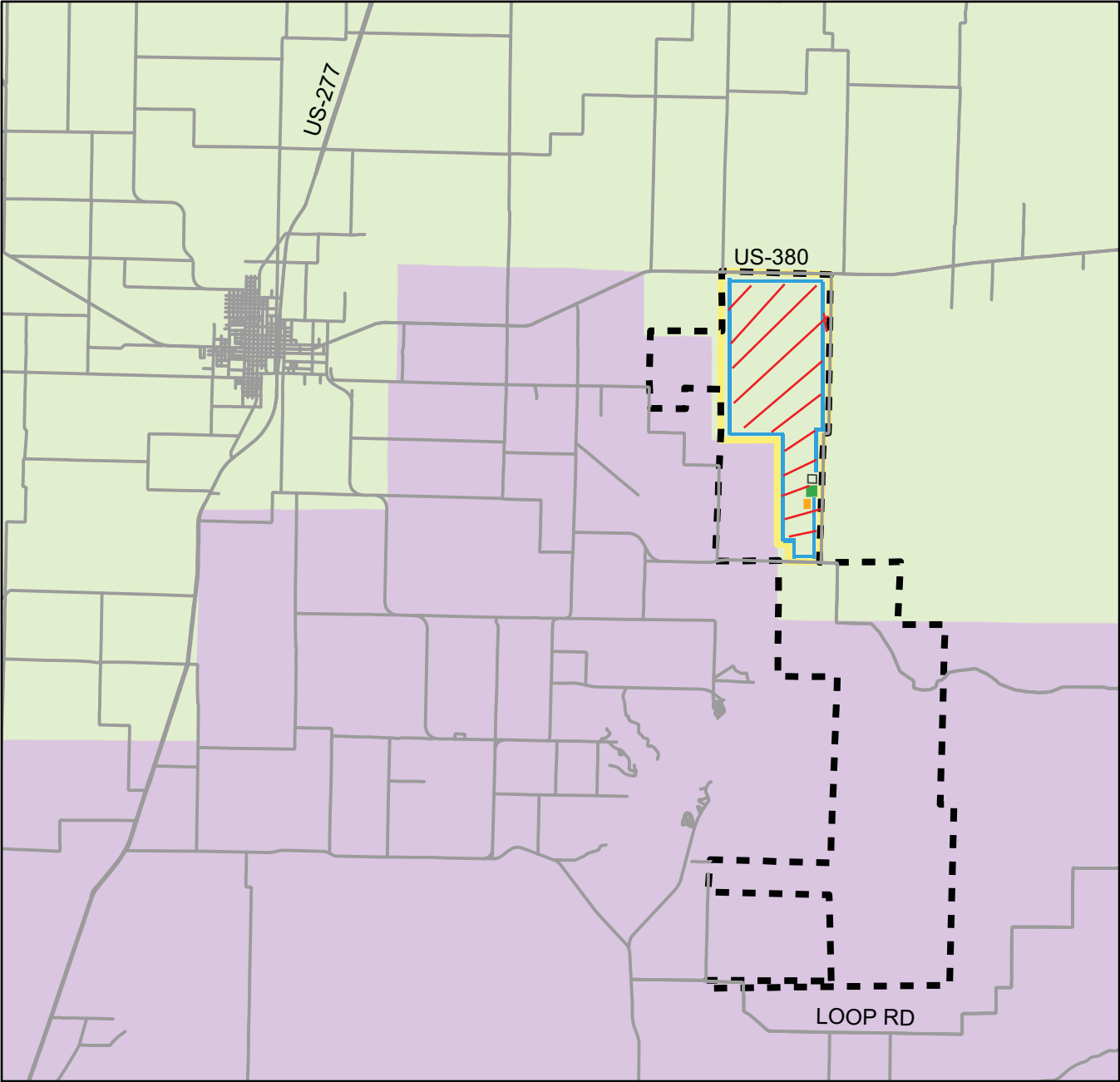
Maps that clearly show:

- a) Project vicinity
- b) Qualified investment including location of new building or new improvements
- c) Qualified property including location of new building or new improvements
- d) Existing property
- e) Land location within vicinity map
- f) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size









ISD Vicinity Map



Project Vicinity Map

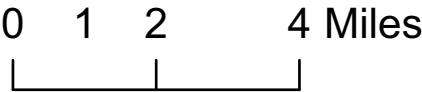


Legend

-  Approximate Project Substation Location
 -  IP Quantum Reinvestment Zone
 -  Approximate Solar Development Area
 -  Approximate O&M Building Location
 -  Approximate PV Array Layout
 -  Approximate Battery Storage System
- Independent School Districts**
-  Haskell Cons ISD
 -  Paint Creek ISD

County

All areas in view are within Haskell County, TX





TAB 12

Request for Waiver of Job Creation Requirement and supporting information (if applicable)

See Attached



CUMMINGS WESTLAKE
PROPERTY TAX ADVISORS

March 24, 2022

Mr. Lonnie Hise
Superintendent
Haskell Consolidated Independent School District
605 N Ave. E
Haskell, TX 79521

Re: Chapter 313 Jobs Waiver Request

Dear Superintendent Alcorn,

IP Quantum II, LLC requests that the Haskell Consolidated Independent School District's Board of Trustees waive the job requirement provision as allowed by Section 313.025(f-1) of the Tax Code. This waiver would be based on the school district's board findings that the jobs creation requirement exceeds the industry standard for the number of employees reasonably necessary for the operation of the facility of the property owner that is described in the application.

IP Quantum II, LLC requests that the Board of Trustees make such a finding and waive the job creation requirement for 10 permanent jobs. The solar energy industry standard for committed jobs is one job per 360MW. In line with these industry standards for solar project's job requirements, IP Quantum II, LLC, as a 275MW project, has committed to create one qualified job.

Solar projects create many full and part-time, but temporary jobs during the construction phase of the project. However, they require a relatively small number of highly skilled technicians to operate and maintain the project after commercial operation commences. The number of jobs committed to in this application is in line with the industry standards for a project this size. This is evidenced by previously filed limitation agreement applications by solar developers and by documentation related to the development and operation of solar electric generation facilities.

Sincerely,

Brandon Westlake
Senior Tax Consultant
Cummings Westlake LLC



TAB 13

Calculation of three possible wage requirements with TWC documentation

- 1) Haskell County average weekly wage for all jobs (all industries)
- 2) Haskell County average weekly wage for all jobs (manufacturing)
- 3) See attached Council of Governments Regional Wage Calculation and Documentation

IP QUANTUM II
TAB 13 TO CHAPTER 313 APPLICATION

HASKELL COUNTY
CHAPTER 313 WAGE CALCULATION - ALL JOBS - ALL INDUSTRIES

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
FIRST	2021	\$ 745	\$ 38,740
SECOND	2021	\$ 785	\$ 40,820
THIRD	2021	\$ 814	\$ 42,328
FOURTH	2020	\$ 786	\$ 40,872
AVERAGE		\$ 782.50	\$ 40,690.00

HASKELL COUNTY
CHAPTER 313 WAGE CALCULATION - MANUFACTURING JOBS

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
FIRST	2021	\$ 786	\$ 40,872
THIRD	2021	\$ 783	\$ 40,716
FIRST	2020	\$ 771	\$ 40,092
FOURTH	2019	\$ 944	\$ 49,088
AVERAGE		\$ 821.00	\$ 42,692
X		110%	110%
		\$ 903.10	\$ 46,961.20

CHAPTER 313 WAGE CALCULATION - REGIONAL WAGE RATE

	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
West Central	2020	\$ 861	\$ 44,797
X		110%	110%
		\$ 947.63	\$ 49,276.70

* SEE ATTACHED TWC DOCUMENTATION

Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2021	01	Haskell	Total All	10	Total, All Industries	745
2021	02	Haskell	Total All	10	Total, All Industries	785
2021	03	Haskell	Total All	10	Total, All Industries	814
2020	04	Haskell	Total All	10	Total, All Industries	786

Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2021	01	Haskell	Private	31-33	Manufacturing	786
2021	03	Haskell	Private	31-33	Manufacturing	783
2020	01	Haskell	Private	31-33	Manufacturing	771
2019	04	Haskell	Private	31-33	Manufacturing	944

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

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

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

Data published: August 2021.

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

Annual Wage Figure assumes a 40-hour work week.

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

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

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



TAB 14

Schedules A1, A2, B and C completed and signed Economic Impact (if applicable)

See attached Schedules A1, A2, B and C

Date3/8/2022Applicant NameIP Quantum II, LLCISD NameHaskell CISD

Form 50-296ARevised October 2020

PROPERTY INVESTMENT AMOUNTS

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

				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other 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	--	Year preceding the first complete tax year of the qualifying time period (assuming no deferrals of qualifying time period)		Not eligible to become Qualified Property			[The only other investment made before filing complete application with district that may become Qualified Property is land.]	0
Investment made after filing complete application with district, but before final board approval of application				0	0	0	0	0
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period			2025	0	0	0	0	0
Complete tax years of qualifying time period	QTP1	2026-2027	2026	0	0	0	0	0
	QTP2	2027-2028	2027	219,250,000	750,000	0	0	220,000,000
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				219,250,000	750,000	0	0	220,000,000
				Enter amounts from TOTAL row above in Schedule A2				
Total Qualified Investment (sum of green cells)				220,000,000				

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.

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		219,250,000	750,000	0	0	220,000,000
Each year prior to start of value limitation period** <small>Insert as many rows as necessary</small>	0	2026-2027	2026	0	0	0	0	0
	0	2027-2028	2027	0	0	0	0	0
Value limitation period***	1	2028-2029	2028	0	0	0	0	0
	2	2029-2030	2029	0	0	0	0	0
	3	2030-2031	2030	0	0	0	0	0
	4	2031-2032	2031	0	0	0	0	0
	5	2032-2033	2032	0	0	0	0	0
	6	2033-2034	2033	0	0	0	0	0
	7	2034-2035	2034	0	0	0	0	0
	8	2035-2036	2035	0	0	0	0	0
	9	2036-2037	2036	0	0	0	0	0
	10	2037-2038	2037	0	0	0	0	0
Total investment made through limitation				219,250,000	750,000	0	0	220,000,000
Continue to maintain viable presence	11	2038-2039	2038			0		0
	12	2039-2040	2039			0		0
	13	2040-2041	2040			0		0
	14	2041-2042	2041			0		0
	15	2042-2043	2042			0		0
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2043-2044	2043			0		0
	17	2044-2045	2044			0		0
	18	2045-2046	2045			0		0
	19	2046-2047	2046			0		0
	20	2047-2048	2047			0		0
	21	2048-2049	2048			0		0
	22	2049-2050	2049			0		0
	23	2050-2051	2050			0		0
	24	2051-2052	2051			0		0
	25	2052-2053	2052			0		0

* 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

3/8/2022

Applicant Name

IP Quantum II, LLC

Form 50-296A

ISD Name

Haskell CISD

Revised October 2020

				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	2026-2027	2026	0	0	0	0	0	0
		2027-2028	2027	0	0	0	0	0	0
Value Limitation Period	1	2028-2029	2028	0	750,000	143,374,000	144,124,000	144,124,000	30,000,000
	2	2029-2030	2029	0	731,300	131,885,600	132,616,900	132,616,900	30,000,000
	3	2030-2031	2030	0	713,000	119,488,600	120,201,600	120,201,600	30,000,000
	4	2031-2032	2031	0	695,200	106,090,600	106,785,800	106,785,800	30,000,000
	5	2032-2033	2032	0	677,800	91,630,000	92,307,800	92,307,800	30,000,000
	6	2033-2034	2033	0	660,900	76,014,400	76,675,300	76,675,300	30,000,000
	7	2034-2035	2034	0	644,400	59,151,400	59,795,800	59,795,800	30,000,000
	8	2035-2036	2035	0	628,300	40,933,200	41,561,500	41,561,500	30,000,000
	9	2036-2037	2036	0	612,600	30,800,000	31,412,600	31,412,600	30,000,000
	10	2037-2038	2037	0	597,300	30,800,000	31,397,300	31,397,300	30,000,000
Continue to maintain viable presence	11	2038-2039	2038	0	582,400	30,800,000	31,382,400	31,382,400	31,382,400
	12	2039-2040	2039	0	567,800	30,800,000	31,367,800	31,367,800	31,367,800
	13	2040-2041	2040	0	553,600	30,800,000	31,353,600	31,353,600	31,353,600
	14	2041-2042	2041	0	539,800	30,800,000	31,339,800	31,339,800	31,339,800
	15	2042-2043	2042	0	526,300	30,800,000	31,326,300	31,326,300	31,326,300
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2043-2044	2043	0	513,100	30,800,000	31,313,100	31,313,100	31,313,100
	17	2044-2045	2044	0	500,300	30,800,000	31,300,300	31,300,300	31,300,300
	18	2045-2046	2045	0	487,800	30,800,000	31,287,800	31,287,800	31,287,800
	19	2046-2047	2046	0	475,600	30,800,000	31,275,600	31,275,600	31,275,600
	20	2047-2048	2047	0	463,700	30,800,000	31,263,700	31,263,700	31,263,700
	21	2048-2049	2048	0	452,100	30,800,000	31,252,100	31,252,100	31,252,100
	22	2049-2050	2049	0	440,800	30,800,000	31,240,800	31,240,800	31,240,800
	23	2050-2051	2050	0	429,800	30,800,000	31,229,800	31,229,800	31,229,800
	24	2051-2052	2051	0	419,100	30,800,000	31,219,100	31,219,100	31,219,100
	25	2052-2053	2052	0	408,600	30,800,000	31,208,600	31,208,600	31,208,600

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

Only include market value for eligible property on this schedule.

Schedule C: Employment Information

Date 3/8/2022
Applicant Name IP Quantum II, LLC
ISD Name Haskell CISD

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 or man-hours (specify)	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)	Average annual wage of new qualifying jobs
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2026-2027	2026	0	0	0	0	0
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2027-2028	2027	250 FTE	55,000	0	0	0
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2028-2029	2028	N/A	N/A	0	1	49,277.00
	2	2029-2030	2029	N/A	N/A	0	1	49,277.00
	3	2030-2031	2030	N/A	N/A	0	1	49,277.00
	4	2031-2032	2031	N/A	N/A	0	1	49,277.00
	5	2032-2033	2032	N/A	N/A	0	1	49,277.00
	6	2033-2034	2033	N/A	N/A	0	1	49,277.00
	7	2034-2035	2034	N/A	N/A	0	1	49,277.00
	8	2035-2036	2035	N/A	N/A	0	1	49,277.00
	9	2036-2037	2036	N/A	N/A	0	1	49,277.00
	10	2037-2038	2037	N/A	N/A	0	1	49,277.00
Years Following Value Limitation Period	11 through 25	2037-2053	2038-2052	N/A	N/A	0	1	49,277.00

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

- C1.** Are the cumulative number of qualifying jobs listed in Column D less than the number of qualifying jobs required by statute? (25 ☒ Yes ☐ No
qualifying jobs in Subchapter B districts, 10 qualifying jobs in Subchapter C districts)
If yes, answer the following two questions:
- C1a.** Will the applicant request a job waiver, as provided under 313.025(f-1)? ☒ Yes ☐ No
- C1b.** Will the applicant avail itself of the provision in 313.021(3)(F)? ☐ Yes ☒ No



TAB 15

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

None



TAB 16

Description of Reinvestment Zone or Enterprise Zone, including:

- 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 established the reinvestment zone*
- d) Guidelines and criteria for creating the zone*

- a) Not applicable
- b) See Attached
- c) See Attached
- d) See Attached

COMMISSIONERS COURT §
§
HASKELL COUNTY §

**RESOLUTION APPROVING THE HASKELL COUNTY
GUIDELINES & CRITERIA FOR CREATING
TAX ABATEMENT AND REINVESTMENT ZONES**

WHEREAS, the creation and retention of job opportunities that bring new wealth into HASKELL County is a high priority; and

WHEREAS, new jobs and investments will benefit the area economy, provide needed opportunities, strengthen the real estate market, and generate tax revenue to support local services; and

WHEREAS, the communities within HASKELL County must compete with other localities across the nation currently offering tax inducements to attract jobs and investments; and

WHEREAS, any tax incentives offered in HASKELL County would be strictly limited in application to those new and existing industries that bring new wealth to the community; and

WHEREAS, the abatement of property taxes, when offered to attract primary jobs in industries which bring in revenue from outside a community instead of merely re-circulating dollars within a community, has been shown to be an effective method of enhancing and diversifying an area's economy; and


WHEREAS, effective September 1, 1987, Texas law, pursuant to Chapter 312 of the Texas Tax Code, requires any eligible taxing jurisdiction to establish guidelines and criteria as to eligibility for tax abatement agreements prior to granting of any future tax abatement, said guidelines and criteria to be unchanged for a two year period unless amended by a three-quarters vote of Commissioners' Court; and

WHEREAS, to assure a common, coordinated effort to promote our communities' economic development, any such guidelines and criteria should be adopted only through the cooperation of affected school districts, cities and HASKELL COUNTY; and

WHEREAS, HASKELL COUNTY'S previous guidelines expired and need to be renewed.

NOW, THEREFORE, BE IT RESOLVED, that HASKELL County Commissioners' Court does hereby adopt these Guidelines and Criteria for granting tax abatement in reinvestment zones in HASKELL County, Texas, and are hereby adopted effective July 23, 2019.


PASSED AND APPROVED on the 23rd day of July, 2019, by Haskell County Commissioners Court.


Kenny Thompson
County Judge

ATTEST:

Belia Abila,
County Clerk


Commissioner, Precinct 1, Haskell County


Commissioner, Precinct 2, Haskell County


Commissioner, Precinct 3, Haskell County


Commissioner, Precinct 4, Haskell County

HASKELL COUNTY GUIDELINES AND CRITERIA FOR GRANTING TAX ABATEMENT AND REINVESTMENT ZONES

The Haskell County Guidelines and Criteria for Granting Tax Abatement and Reinvestment Zones ("Guidelines") were adopted by the Commissioners Court ("Court") of Haskell County, Texas ("County") to be effective July 23, 2019 through July 23, 2021.

Haskell County is committed to the promotion of high quality development in all parts of Haskell County, Texas, and to an ongoing improvement in the quality of life for the citizens residing within Haskell County. The County recognizes that these objectives are generally served by an enhancement and expansion of the local economy. Haskell County will, on a case-by-case basis, give consideration to providing tax abatement as stimulation for economic development within the County. It is the policy of Haskell County that said consideration will be provided in accordance with the guidelines and criteria herein set forth and in conformity with the Texas Tax Code and other applicable Statutes. Nothing contained herein shall imply, suggest or be understood to mean that Haskell County is under any obligation to provide tax abatements to any applicant and attention is called to V.T.C.A., Tax Code §312.002(d). All applications for tax abatement will be considered on a case-by-case basis.

DEFINITIONS - Section I

- a. **"Abatement"** means the full or partial exemption from ad valorem taxes of certain real and personal property in a reinvestment or enterprise zone designated by HASKELL County for economic development purposes.
- b. **"Affected jurisdiction"** means HASKELL County and any municipality or school district, the majority of which is located in HASKELL County that levies ad valorem taxes upon and provides services to property located within the proposed or existing reinvestment zone designated by HASKELL County.
- c. **"Agreement"** means a contractual agreement between an applicant (property owner and/or lessee) and HASKELL County for the purposes of tax abatement.
- d. **"Base year value"** means the assessed value of the applicant's eligible property located in a reinvestment zone on January 1 of the year of execution of the Agreement plus the agreed upon value of eligible property improvements made after January 1, but before the execution of the Agreement.
- e. **"Economic Life"** means the number of years a property is expected to be in service in a facility.
- f. **"Expansion"** means the addition of buildings, structures, fixed machinery or equipment for purposes of increasing production capacity.
- g. **"Facility"** means property improvements completed or in the process of construction which together comprise an integral whole.
- h. **"Hospital"** as defined in Texas Health & Safety Code Section 241.003.

i. **"Manufacturing Facility"** means products, buildings and structures, including machinery and equipment, the primary purpose of which is or will be the manufacture of tangible goods or materials or the processing of such goods or materials by physical or chemical change.

j. **"Modernization"** means a complete or partial demolition of facilities and/or the completion of partial construction, reconstruction, or installation of a facility or facilities of similar or expanded production capacity. Modernization may result from the construction, alteration, or installation of buildings, structures, machinery or equipment. Modernization shall include improvements for the purpose of increasing productivity or updating the technology of machinery and equipment, or both.

k. **"New Facility"** means a property previously undeveloped which is placed into service by means other than or in conjunction with expansion or modernization.

l. **"Other Basic Industry"** means buildings and structures including fixed machinery and equipment not elsewhere described, used or to be used for the production of products or services, which serve a market primarily outside of HASKELL County, resulting in the creation of new permanent jobs bringing in new wealth.

m. **"Personal Property"** means personal property, as designated by the HASKELL County Appraisal District, which includes but is not limited to any tangible thing (including gasses, steams, and other non-solid state things) that can be removed from real property without destroying or changing such real property. Personal Property also includes, for example, any machinery or equipment that may be bolted to the floor, but has a shorter life than the building and is used in the primary line of business.

n. **"Productive Life"** means the number of years a property improvement is expected to be in service in a facility.

o. **"Real Property"** means real property improvements, as designated by the HASKELL County Appraisal District, which includes but is not limited to any buildings, buildings built on skids, portable buildings, parking areas, and fences attached to land.

p. **"Regional Entertainment/Tourism Facility"** means buildings and structures, including fixed machinery and equipment, used or to be used to provide entertainment through the admission of the general public where the majority of users reside outside any part of HASKELL County.

q. **"Research Facility"** means buildings and structures, including fixed machinery and equipment, used or to be used primarily for research or experimentation to improve or develop new tangible goods or materials or to improve or develop the production processes thereto.

r. **"Regional Service Facility"** means buildings and structures, including fixed machinery and equipment, used or to be used to service goods where a majority of the goods being serviced originate outside any part of HASKELL County.

s. **"Spec Building"** means the new building construction to create an enclosed area of a commercial facility that would normally qualify for abatements built without an occupying tenant at the time the construction is complete.

t. **"Urgent Care Facility"** a facility dedicated to the delivery of unscheduled, walk-in diagnosis and treatment of acute, but non-life threatening injuries and illnesses, outside of a hospital emergency department or doctor's office.

ABATEMENT AUTHORIZED - Section II

a. **Authorized Facility.** An applicant's facility may be eligible for abatement if it is a Manufacturing Facility, Research Facility, Distribution Center, Regional Service Facility, Regional Entertainment Facility, Spec Building, Hospital, Urgent Care Facility or Other Basic Industry.

b. **Creation of New Value.** Abatement may only be granted for the additional value of eligible real property improvements made subsequent to and specified in an abatement Agreement between HASKELL County and the applicant (property owner and/or lessee), subject to such limitations as HASKELL County Commissioners' Court may require.

c. **New and Existing Facilities.** Abatement may be granted for new facilities and improvements to existing facilities for purposes of modernization or expansion.

d. **Eligible Property.** Abatement may be extended to the value of buildings, structures, fixed machinery and equipment, site improvements and related fixed improvements necessary to the primary operation of the facility.

e. **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; vehicles; vessels; housing; hotels accommodations; retail facilities; deferred maintenance investments; property to be rented or leased, except as provided in Section II (f); improvements for the generation or transmission of electrical energy not wholly consumed by a new facility or expansion; any improvements, including those to produce, store or distribute natural gas, fluids or gases, which are not integral to the operation of the facility; property which has a productive life of less than 10 years; property owned or used by the State of Texas or its political subdivisions or by any organization owned, operated or directed by a political subdivision of the State of Texas; or any other property for which abatement is not allowed by state law.

f. **Owned/Leased Facilities.** If a leased facility is granted abatement the Agreement shall be executed with the lessor and the lessee.

g. **Value and Term of Abatement.** Abatement shall be granted effective with the January 1 valuation date immediately following the date of execution of the Agreement. The value of new eligible properties shall be abated according to the approved Agreement between applicant and HASKELL County. HASKELL County, in its sole discretion, shall determine the amount of any abatement. The term of any abatement may not exceed ten (10) years. The abatement may be extended through an initial agreement and a subsequent agreement as may be required to comply with state law regarding the term of the reinvestment zone.

h. **Construction in Progress.** If a qualifying facility has not been placed in service within one year after execution of the abatement Agreement, the applicant may apply for a one year extension of the term of abatement, to be granted or denied in accordance with the Agreement. Said extension must be applied for prior to the expiration of the one year anniversary of execution of the abatement Agreement.

i. **Economic Qualification.** In order to be eligible for designation as a reinvestment zone and receive tax abatement for planned improvements:

1. The applicant must complete an economic impact analysis consistent with the requirements of the WCEDP.

2. For projects located within the jurisdiction of any incorporated city or town, the applicant must first be approved for tax abatement by the economic development organization authorized by that respective city or town to act on its behalf before the County can provide assistance.

3. The applicant's facility must be expected to retain or create employment on a permanent basis in HASKELL County.

4. The applicant's facility must not be expected to solely or primarily have the effect of transferring employment from one part of HASKELL County to another.

5. The applicant's facility must be necessary because capacity cannot be provided efficiently by utilizing existing improved property when reasonable allowance is made for necessary improvements.

6. The applicant's facility must have no serious adverse effect on jurisdictions.

7. The applicant's facility must be in an area outside of the taxing jurisdiction of an incorporated city or town, unless the city or town has granted a tax abatement for the planned improvements, and ninety (90) days have not passed since the granting of such abatement.

8. The applicant's facility must have a significantly positive result from the economic impact analysis performed as part of the application process (*i.e.*, the local economic benefit must significantly exceed the amount of anticipated tax revenues foregone by the Agreement).

j. **Standards for Tax Abatement.** The following factors, among others, shall be considered by the County in determining whether to grant Tax Abatement:

1. The value of land and existing improvement, if any.
2. The type and value of the proposed improvements.
3. The expected economic life of the proposed improvements.
4. The number and quality of existing, permanent jobs to be retained by the proposed improvements.
5. The number of new permanent jobs to be created by the proposed improvements.
6. The amount of local payroll to be created or enhanced.
7. Whether the new jobs to be created will be filled by persons residing or projected to reside in the County.
8. The amount the property tax base will be increased during the term of Abatement and after Abatement.
9. The costs to be incurred by the County to provide facilities or services directly resulting from the new improvements. The amount of ad valorem taxes to be paid to the County during the Abatement period - considering (a) existing values, (b) the percentage of new value abated, (c) the Abatement period, and (d) the value after expiration of the Abatement period.

10. The amount of local taxes to be generated directly as a result of the applicant's facility.

11. The population growth of the County that might occur as a direct result of new improvements.

12. The types and values of public improvements, if any, to be made by applicant seeking Abatement.

13. The impact on the business opportunities of existing businesses, including whether local labor, local subcontractors, and local vendors/suppliers will be used in the construction phase of the project.

14. The attraction of other new businesses to the area.

15. Whether the proposed improvements compete with existing businesses to the detriment of the local economy.

16. Whether the project is compatible with the community, particularly with respect to any environmental concerns and any zoning concerns.

17. The applicant's company profile, including business references, principal bank, audited financial statement and Business Plan.

18. The overall economic impact to HASKELL County.

Each application shall be reviewed on its merit, utilizing the factors provided above.

After such review, Abatement may be denied entirely or may be granted to the extent deemed appropriate after full evaluation.

k. **Denial of Abatement.** No Abatement Agreement shall be authorized if:

1. There would be substantial adverse affect on the tax base or costs associated with the providing of government services.

2. The applicant has insufficient financial capacity, which reasonably could be expected to jeopardize the success of the undertaking.

3. The planned or potential use of the property would constitute a hazard to public safety, health or morals.

4. The area considered for abatement lies within the taxing jurisdiction of an incorporated city or town, unless the city or town has already granted abatement to the concerned entity and ninety (90) days have not passed since the granting of such abatement.

5. Granting abatement might lead to the violation of other codes or laws.

6. For any other reason deemed appropriate by Commissioners' Court.

1. **Taxability.** From the execution of the Agreement to the end of the Agreement, taxes shall be payable as follows:

1. The value of ineligible property as provided in Section II (e) shall be fully taxable;
2. The base year value of existing eligible property as determined each year shall be fully taxable; and
3. The additional value of new eligible property shall be taxable in the manner and for the period provided for in the abatement Agreement; and
4. The additional value of new eligible property shall be fully taxable at the end of the abatement period.

APPLICATION - Section III

a. Any present or potential owner of taxable property in HASKELL County may request the creation of a reinvestment zone and tax abatement by filing a written request, along with the application processing fee set forth herein, to the County Judge of HASKELL County (checks should be made payable to HASKELL County).

b. The application shall consist of a completed application form accompanied by:

1. A copy of the executive overview from the economic impact analysis.
2. A general description of the proposed use and the general nature and extent of the modernization, expansion or new improvements to be undertaken.
3. A descriptive list of the improvements which will be a part of the facility;
4. A site map and property description, including a complete legal description of the property;
5. A time schedule for undertaking and completing the planned improvements. In the case of modernization, a statement of the assessed value of the facility, separately stated for real and personal property, shall be given for the tax year immediately preceding the application. The application form may require such financial and other information as the County deems appropriate for evaluating the financial capacity and other factors of the applicant.
6. Certification from the Haskell County Appraisal District verifying that no taxes are past due on applicant's property located in the proposed reinvestment zone
7. Disclosure of any environmental permits required or additional environmental impacts.
8. A \$1,000.00 non-refundable application fee.

c. Upon receipt of a completed application and prior to acting on the application the County Judge shall notify in writing and provide a copy of the application to each presiding officer of the governing body of each taxing unit in which the property to be subject to the Agreement is located.

d. Upon receipt of a completed application for the creation of a reinvestment zone and application for abatement, the County shall determine whether the application qualifies for a tax abatement under the guidelines and criteria. If it is determined that an application qualifies for abatement, the Commissioners Court shall notify the applicant in writing that subject to a public hearing and approval of a contract by Commissioners Court, the project qualifies for abatement.

e. The Commissioners Court may not adopt a resolution designating a reinvestment zone for the purposes of considering approval of a tax abatement until it has held a public hearing. Notice of the hearing shall (1) be posted no later than the seventh day before the public hearing and (2) published in a newspaper of general circulation within such taxing jurisdiction not later than the seventh day before the public hearing. Before acting upon the application, HASKELL County shall through public hearing afford the applicant and the designated representative of any affected jurisdiction, and any other interested person, opportunity to show cause why the abatement should or should not be granted. Notice of the public hearing shall be clearly identified on Commissioners' Court agenda to be posted at least seven (7) days prior to the hearing.

f. HASKELL County, not more than 60 days after receipt of the application, shall by order either approve or disapprove the application for tax abatement at a regularly scheduled meeting by a majority vote. The county judge shall notify the applicant of approval or disapproval. If disapproved, a Commissioner may request a second review, in which case a new application and hearing shall be required.

g. HASKELL County shall not establish a reinvestment zone for the purpose of abatement if it finds that the request for the abatement was filed after the commencement of construction, alteration, or installation of improvements related to a proposed modernization, expansion, or construction of new facility.

h. **Variance.** Requests for variance from the provisions of Section II may be made in written form to the Commissioners' Court. Such request shall include all the items listed in Section III (b), together with a complete description of the circumstances which prompt the applicant to request a variance. The approval process for a variance request requires a three-fourths (3/4) vote of the governing body and shall be identical to that for a standard application and may be supplemented by such additional requirements as may be deemed necessary by the Commissioners' Court.

i. **Confidentiality Required.** 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 other property to be located on the property for which Tax Abatement is sought is **confidential and not subject to public disclosure until the Tax Abatement Agreement is executed.** That information in the custody of a taxing unit after the Agreement is executed is Public Record, and not confidential.

PUBLIC HEARING - Section IV

a. Should any affected jurisdiction be able to show cause in the public hearing why the granting of abatement will have a substantial adverse affect on its bonds, tax revenue, service capacity or the provision of service, that showing shall be reason for the Commissioners' Court to deny any designation of the reinvestment zone, the granting of abatement, or both.

b. Neither a reinvestment zone nor abatement Agreement shall be authorized if it is determined that:

1. There would be a substantial adverse affect on the provision of government service or tax base;
2. The applicant has insufficient financial capacity;
3. Planned or potential use of the property would constitute a hazard to public safety, health or morals; or,
4. Planned or potential use of the property violates other codes or laws,
5. Use of the property as planned does not comply with the overall developmental goals of the county.

c. Following the public hearing, the Commissioners' Court must make affirmative findings in the minutes of the Court that:

1. Designation of the reinvestment zone would contribute to the retention or expansion of primary employment.
2. Designation of the zone would attract major investment in the zone that would benefit the property within the zone.
3. Designation of the zone would contribute to the economic development of the county.

AGREEMENT - Section V

a. **Notice to Jurisdictions.** Not later than the seventh day before the date on which HASKELL County enters into the Abatement Agreement, the County shall deliver to the presiding officer of the governing body of each other taxing unit in which the property is located a written notice that the County intends to enter into the Agreement, along with a copy of the proposed agreement.

b. After approval, HASKELL County shall formally pass an order and execute an Agreement with the owner of the facility and lessee as required which shall include:

1. Estimated value to be abated and the base year value;
2. Percent of value to be abated each year as provided in Section II;
3. The commencement date and the termination date of abatement;
4. The proposed use of the facility; nature of construction, time schedule, survey, property description and improvements list as provided in the abatement application.
5. Provision for access to and authorization for inspection of the property by HASKELL County to ensure that the improvements or repairs are made according to the specifications and conditions of the Agreement.
6. Limitations on the uses of the property, consistent with the general purpose of encouraging development or redevelopment of the zone during the abatement period.

7. Contractual obligations in the event of default, violations of terms or conditions, delinquent taxes, recapture, administration and assignment as provided herein and other provisions that may be required for uniformity or by State law and;

8. Amount of investment, increase in assessed value and number of jobs involved for the period of Abatement.

9. A requirement that the applicant annually submit to the Haskell County Judge, a January employee count for the abated facility which corresponds to employment accounts reported in the facility's Employer's Quarterly Report to the Texas Workforce Commission for the quarter most recently ended at calendar year-end, and a separate notarized letter certifying the number of jobs, created or retained as a direct result of the abated improvements and the number of employees in other facilities located in Haskell County. Submission shall be used to determine abatement eligibility for that year and shall be subject to audit if requested by the governing body. Failure to submit will result in the ineligibility to receive abatement for that year.

c. Such agreement shall be executed within sixty (60) days after the applicant has forwarded all necessary information and documentation to HASKELL County.

d. **Mandatory contract provisions.** Any tax abatement entered into by the County must:

1. Include a list of the kind, number, and location of all proposed improvements to the property.

2. Provide access to and authorize inspection of the property by the taxing unit to ensure compliance with the agreement.

3. Limit the use of the property consistent with the taxing unit's development goals.

4. Provide for recapturing property tax revenues that are lost if the applicant fails to make the improvements or create the jobs as provided by the application agreement.

5. Include each term that was agreed upon with the applicant and require the applicant to annually certify compliance with the terms of the agreement to each taxing unit.

6. Allow the taxing unit to cancel or modify the agreement at any time if the applicant fails to comply with the terms of the agreement.

RECAPTURE - Section VI

a. In the event that the applicant's facility is completed and begins producing products or services, but subsequently discontinues producing a product or service for any reason for a period of one year during the abatement period, other than because of fire, explosion, or other casualty, accident, or natural disaster, then the agreement shall terminate and so shall the abatement of the taxes for the calendar year during which the applicant's facility no longer produces. The taxes otherwise abated for that calendar year shall be paid to the County within sixty (60) days from the date of termination.

b. Should the County determine that the applicant is in default according to the terms and conditions of its agreement, the County shall notify the applicant in writing at the address stated in the agreement, and if such default is not cured within sixty (60) days from the date of such notice ("Cure Period"), then the agreement shall be terminated and all taxes previously abated by virtue of the agreement

may be recaptured, together with interest at 6% per annum calculated from the effective date of the agreement and paid within sixty (60) days of the termination. If the County does not receive full payment within the said sixty (60) days, a penalty may be added, equal to 15% of the total amount abated.

c. In the event that the applicant: (1) allows its ad valorem taxes owed the County or affected jurisdiction to become delinquent (taxes that are not covered by the abatement agreement) and fails to timely and properly follow the legal procedures for their protest and/or contest; or (2) violates any of the terms and conditions of the abatement agreement and fails to cure during the Cure Period, the agreement then may be terminated and all taxes previously abated by virtue of the agreement will be recaptured and paid within sixty (60) days of the termination.

ADMINISTRATION - Section VII

a. The Chief Appraiser of HASKELL County shall annually determine an assessment of the real and personal property within the reinvestment zone. Each year, the applicant receiving abatement shall furnish the Appraiser with such information as may be necessary to determine compliance with the Agreement, including but not limited to the number of new or retained employees associated with the applicant's facility. Once value has been established, the Chief Appraiser shall notify the affected jurisdictions which levy taxes of the amount of the assessment.

b. The Agreement shall stipulate that employees and/or designated representatives of HASKELL County will have access to the applicant's facilities within the reinvestment zone during the term of the abatement to inspect the facility to determine if the terms and conditions of the Agreement are being met. All inspections will be made only after the giving of reasonable notice and will only be conducted in a manner as to not unreasonably interfere with the construction and/or operation of the facility. All inspections will be made with one or more representatives of the applicant, and in accordance with its safety standards.

c. Upon completion of construction, HASKELL County shall annually evaluate each facility receiving abatement to insure compliance with the Agreement and report possible violations of the Agreement to the Commissioner's Court.

d. **Timely Filing.** The County shall timely file, with the appropriate person, agency, department, or board of the State of Texas, all information required by the Tax Code.

ASSIGNMENT - Section VIII

a. Abatement may be transferred and assigned to a new owner or lessee of the applicant's facility upon the approval by written consent of the HASKELL County Commissioners' Court, subject to the financial capacity of the assignee and provided that all conditions and obligations in the abatement Agreement are guaranteed by the execution of a new Agreement with the County.

b. The Agreement with the new owner or lessee shall not exceed the termination date of the abatement Agreement with the original applicant.

c. No assignment or transfer shall be approved if the parties to an existing Agreement, the new owner, or the new lessee is liable to HASKELL County or any affected jurisdiction for outstanding taxes or other obligations.

d. Approval shall not be unreasonably withheld.

SUNSET PROVISION - Section IX

a. 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-quarters (3/4) vote of the Commissioners' Court of HASKELL County as so provided for in the Tax Code, at which time all Reinvestment Zones and Tax Abatement Agreements, created pursuant to these provisions will be reviewed by the County to determine whether the goals have been achieved. Based on that review, the Guidelines and Criteria may be modified, renewed or eliminated.

b. This policy is mutually exclusive of existing Industrial District Contracts and owners of real property in areas deserving of special attention as agreed by the affected jurisdictions.

c. This policy is effective this 23rd Day of July, 2019, and supersedes any previous policy on Tax Abatement. It will remain in effect until changed by court order.

IN THE COMMISSIONERS COURT
OF
HASKELL COUNTY, TEXAS

**RESOLUTION AND ORDER CREATING HASKELL COUNTY TAX ABATEMENT
REINVESTMENT ZONE, INTERSECT POWER QUANTUM, LLC PROJECT**

WHEREAS, on the 27th day of August, 2019, came on for consideration the Designation of a Reinvestment Zone pursuant to Chapter 312 of the Texas Tax Code, and

WHEREAS, prior to the creation of the Haskell County Tax Abatement Reinvestment Zone, Intersect Power Quantum, LLC Project, the Commissioners' Court made a determination that the application filed by Intersect Power Quantum, LLC, meets the applicable guidelines and criteria adopted by the Commissioners' Court, and that a tax abatement agreement between the County and Intersect Power Quantum, LLC, would be in compliance with the established guidelines and criteria for tax abatement, and

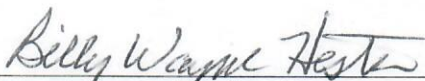
WHEREAS, the Commissioners' Court did conduct a public hearing, after due notice, as required by law, prior to the creation of a reinvestment zone, as required by Chapter 312 of the Texas Tax Code. After receiving public comment, the Commissioners' Court hereby determines that the designation of an area as a reinvestment zone would contribute to the retention or expansion of primary employment in Haskell County, Texas, and would contribute to the economic development of the County,


THEREFORE, PREMISES CONSIDERED, the Commissioners' Court of Haskell County, Texas does hereby create the Haskell County Tax Abatement Reinvestment Zone, Intersect Power Quantum, LLC Project as described more fully in the attachments to this Order, which are incorporated herein by reference and are to be filed in the minutes of the Commissioners Court with this Order.


It is further ORDERED by the Commissioners Court that the County Judge is hereby authorized to execute, on behalf of Haskell County, Texas, such documents as may be necessary to facilitate and implement this Order.

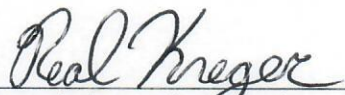
Dated: Adopted on August 27, 2019.


County Judge, Haskell County, Texas


Commissioner, Precinct 1


Commissioner, Precinct 2


Commissioner, Precinct 3


Commissioner, Precinct 4

Attest:

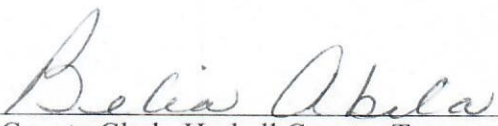
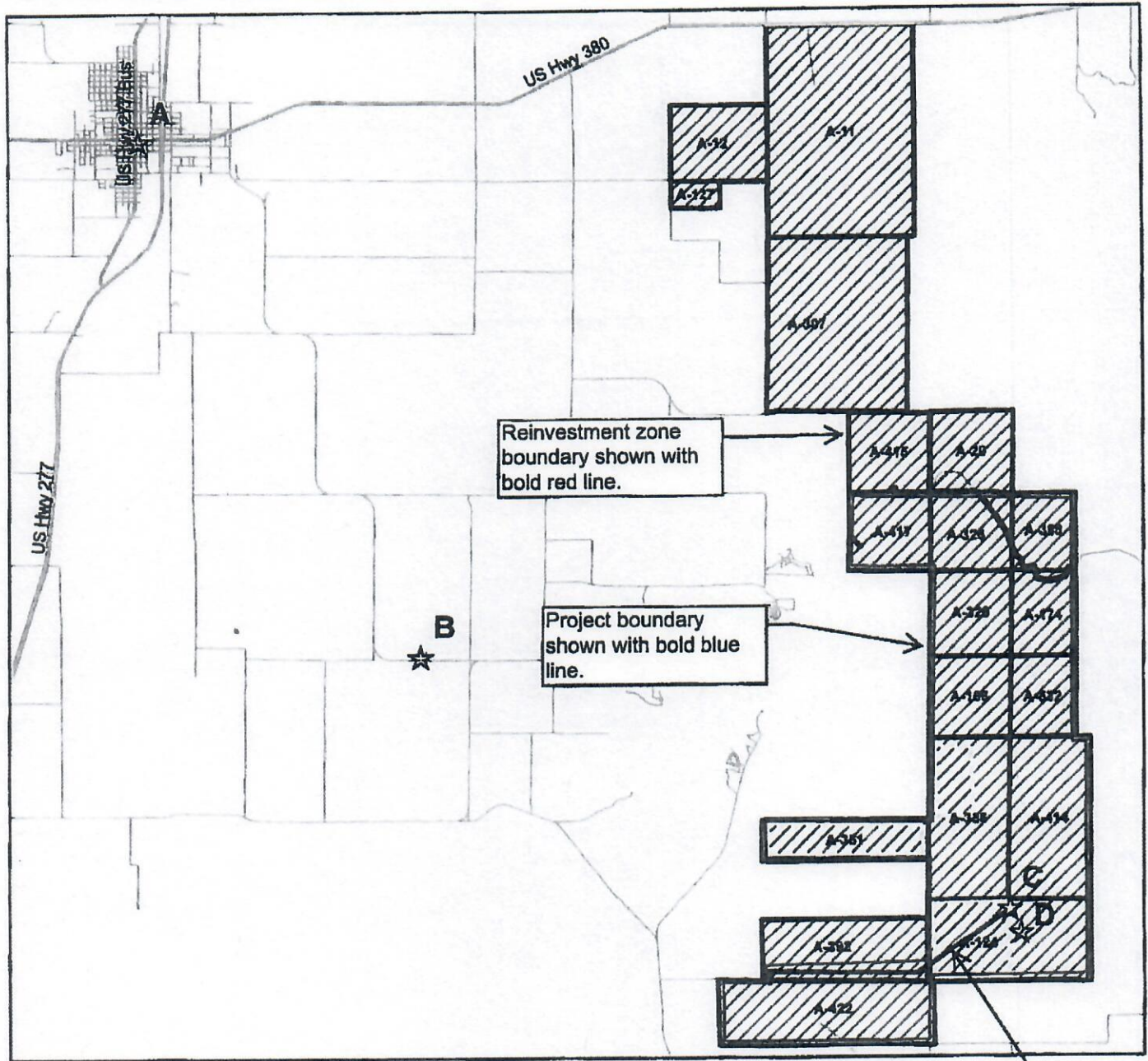

County Clerk, Haskell County, Texas

EXHIBIT A

Map of solar project included in the Requested Reinvestment Zone attached.

Reinvestment Zone Map



Legend

- ☆ A. Haskell County Courthouse
- ☆ B. Paint Creek School
- ☆ C. Project Substation
- ☆ D. O&M Building

- Solar Development Areas
- Texas Land Survey Abstract Number
- Haskell Cons ISD
- Paint Creek ISD

0 1.5 3 Miles



EXHIBIT B

Legal description of real property to be included in the requested Reinvestment Zone attached.

Reinvestment Zone Legal Description **Haskell County, Texas**

Description	Abstract	Section
Thos. G. Box	A-11	51
Moses Butler	A-12	59
J.E. Ellis	A-127	52
Richard Langham	A-307	50
Geo. Brooks	A-20	20
James Woodward	A-415	21
John Wall	A-417	22
Seaborn Mills	A-326	19
James A. Taylor	A-388	145
Hugh McLeod	A-320	18
W.M. Harris	A-174	144
J. Cooper	A-106	17
R.M. Thompson	A-532	6
O. Smith	A-381	26
R.M. Nabors	A-336	15
J. F. White	A-414	14
W.M. Dennis	A-124	16
Wm. Taylor	A-392	S/2 27 (Tract 2)
Robt. Williamson	A-422	39

NOTICE OF COMMISSIONERS' COURT

THE COMMISSIONERS' COURT OF HASKELL COUNTY, TEXAS, will meet on Tuesday, August 27, 2019, in the regular meeting place of the County Courthouse at 10:00 a.m. The following items will be transacted:

OPEN PUBLIC HEARING –9:30 a.m.

CONDUCT PUBLIC HEARING PURSUANT TO TEXAS TAX CODE §312.401, TO CONSIDER THE DESIGNATION OF A SOLAR POWER ENERGY REINVESTMENT ZONE IN HASKELL COUNTY, TEXAS, and to obtain the views on the proposed designation of the Haskell County Tax Abatement Zone, Intersect Power Quantum, LLC Project within Haskell County, Texas.

CLOSE PUBLIC HEARING

1. Call to Order
2. Prayer
3. Pledge
4. Minutes
5. Bills
6. Reports
7. Personnel
8. Burn Ban
9. Discuss and take possible action to enter a Resolution and Order designating certain real property located in Haskell County, Texas, as the Haskell County Tax Abatement Reinvestment Zone, Intersect Power Quantum, LLC Project, and to authorize the Commissioners and/or County Judge to sign all relevant documents
10. Discuss and take possible action on the Proposed Property Tax Rate for 2019-2020
11. Discuss and take possible action on the Haskell County Sheriff's Department Fees
12. Discuss and take possible action on the Haskell County Constable fees
13. Discuss and take possible action on purchasing new Poll Books for elections
14. Discuss and take possible action on renewing contract between Haskell County and TAC-CIRA
15. Discuss and take possible action on a request from Rule ISD to remove a large dead tree in front of the school
16. Discuss and take possible action on approving hiring Taylor Burson as the secretary for the Extension Service
17. Line Item Transfers
18. Amend Budget
19. Public Comment – Opportunity for the Public to address Commissioners Court on non-agenda items,
 - a. State full name and subject matter of presentation
 - b. Presentation should be limited to five (5) minutes
 - c. Use of microphone is recommended
20. Adjourn

Kenny Thompson, County Judge

COMMISSIONERS' COURT
JULY 23, 2019

On the 23rd day July of 2019, the Commissioners' Court met in the regular meeting place of the Courthouse at Haskell County with the following members present:

KENNY THOMPSON, COUNTY JUDGE
BILLY WAYNE HESTER, COMMISSIONER PRECINCT 1
MATT SANDERS, COMMISSIONER PRECINCT 3
ELMER ADAMS, COMMISSIONER PRECINCT 2
NEAL KREGER, COMMISSIONER PRECINCT 4

Court was called to order at 10:00 a.m. with a prayer said by Steve Miller, pastor of the Lutheran Church and then the Pledge of Allegiance said by all present.

MINUTES

Commissioner Hester made the motion to accept the minutes. Commissioner Sanders seconded the motion. The vote was 4 for 0 against.

BILLS

Commissioner Adams made a motion to pay all bills presented before the Court. Commissioner Kreger seconded the motion. The vote was 4 for 0 against.

REPORTS

County Attorney Kris Fouts and County Judge Kenny Thompson met with the Sheriff's office and Helen Farabee MHMR about mental commitments not being picked up and taken to Witchita Falls by the Sheriff's office. The County will need to come up with a transportation plan.

PERSONNEL

Commissioner Hester reported he has hired Sealy Haggard full time for Pct. 1

CHANGE MILEAGE REIMBURSEMENT RATE

Judge Thompson made the motion to change the mileage reimbursement rate from \$0.50.5 to \$.52.5 per miles. Commissioner Hester seconded the motion. The vote was 4 for 0 against.

APPROVE THE LIST OF STATE PROVIDED EQUIPMENT FOR THE HASKELL CO. TA OFFICE

Commissioner Hester made the motion to allow Judge Thompson to authorize agreement with the State. Commissioner Sanders seconded the motion. The vote was 4 for 0 against.

APPROVE MEMORANDUM OF AGREEMENT WITH HELEN FARABEE CENTERS FOR 2020

Commissioner Adams made the motion to continue cash contributions in monthly payment to the Helen Farabee Centers for the fiscal year of 2020. Commissioner Kreger seconded the motion. The vote was 4 for 0 against.

**HASKELL COUNTY GUIDELINES & CRITERIA FOR CREATING TAX ABATEMENT AND
REINVESTMENT ZONES FOR HASKELL COUNTY, TEXAS**

Commissioner Adams made the motion to adopt the same guidelines and criteria as before but to amend it reflecting a more current year. Commissioner Kreger seconded the motion. The vote was 4 for 0 against.

**PRESENTATION BY DALE CUMMINGS ON PROPOSED INTERSECT POWER QUANTUM SOLAR
PROJECT**

Dale Cummings with Cummins Westlake LLC presented the Commissioner's with a new solar project as well as an application for tax abatement for discussion with the court. The Court decided to table the tax abatement discussion until the new County Guidelines and criteria for creating tax abatement are adopted.

**CONSIDER APPROVING A TAX ABATEMENT AGREEMENT BETWEEN HASKELL COUNTY, TEXAS
AND INTERSECT POWER QUANTUM SOLAR PROJECT**

Tabled

**ACCEPT AN APPLICATION FOR THE CREATION OF REINVESTMENT ZONE AND TAX ABATEMENT
OF INTERSECT POWER QUANTUM SOLAR PROJECT IN HASKELL COUNTY, TEXAS**

Tabled

**CONSIDER AND POSSIBLY ACCEPT AN APPLICATION FOR TAX ABATEMENT FROM IP
QUANTUM, LLC**

Tabled

**RENEW THE INTERLOCAL AGREEMENT BETWEEN THE WEST CENTRAL TEXAS COUNCIL OF
GOVERNMENTS' REGIONAL 9-1-1 PROGRAM AND HASKELL COUNTY**

Commissioner Sanders made the motion to enter into the agreement between the West Central Texas Council of Governments' Regional 9-1-1 program and Haskell County. Commissioner Adams seconded the motion. The vote was 4 for 0 against.

APPOINT ELECTION JUDGES FOR A TWO YEAR TERM

Commissioner Hester made the motion to appoint election judges for a two year term. Commissioner Sanders seconded the motion. The vote was 4 for 0 against.

TAKE ACTION ON CONTRACTION WITH AMERICAN NATIONAL LEASING- CHRISTOPHER KEITH
No action taken.

TAKE ACTION ON PHONE SYSTEM AT THE HASKELL COUNTY SHERIFF'S OFFICE
No action taken

LINE ITEM TRANSFERS

None

AMEND THE BUDGET

None

ADJOURN

Being no further business to be brought before the Court, Commissioner Adams made a motion to adjourn. Commissioner Kreger seconded the motion. The vote was 3 for 0 against. Court was adjourned at 11:05 a.m.


KENNY THOMPSON, COUNTY JUDGE


BILLY WAYNE HESTER, COMMISSIONER PRECINCT 1


ELMER ADAMS, COMMISSIONER PRECINCT 2

Matt Sanders

MATT SANDERS, COMMISSIONER PRECINCT 3

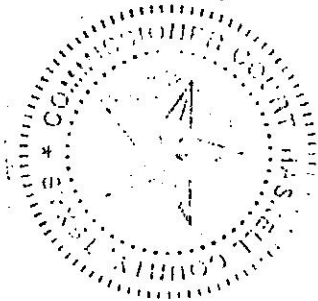
Neal Kregar

NEAL KREGAR, COMMISSIONER PRECINCT 4

ATTEST:

Belia Abila

BELIA ABILA, COUNTY CLERK





TAB 17

Signature and Certification Page; signed and dated by Authorized School District Representative and
Authorized Company Representative (applicant)

See Attached

SECTION 16: Authorized Signatures and Applicant Certification

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

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

1. Authorized School District Representative Signature

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

print
here ▶

Lonnie Hise

Print Name (Authorized School District Representative)

Superintendent

Title

sign
here ▶


Signature (Authorized School District Representative)

4/1/2022

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 ▶

Luke Dunnington

Print Name (Authorized Company Representative (Applicant))

President

Title

sign
here ▶

SEE ATTACHED SIGNATURE BLOCK

Signature (Authorized Company Representative (Applicant))

Date

GIVEN under my hand and seal of office this, the

____ day of _____,

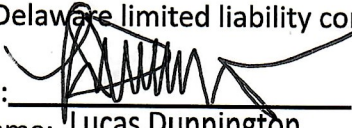
Notary Public in and for the State of Texas

(Notary Seal)

My Commission expires: _____

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.

IP QUANTUM II, LLC,
a Delaware limited liability company

By: 

Name: Lucas Dunnington

Title: President

Date: 3/20/2022

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss.
County of Alameda)

On March 20, 2022 before me, Breana Luster, Notary Public, personally appeared Lucas Dunnington, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature Breana Luster

(Seal)

