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June 6, 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 #1785 for Appraised Value Limitation on Qualified Property from
Comanche Solar, LLC to Hamilton Independent School District

Start of Qualifying Time Period: January 1, 2027

Start of Value Limitation Period: January 1, 2028

Dear Local Government Assistance and Economic Analysis Division:

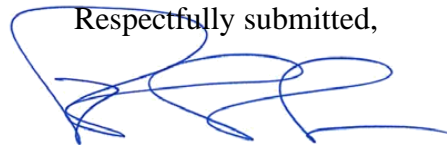
Please find attached Amendment #001 to Application #1785 pursuant to your May 19th, 2022 request for additional information. The changes in the amended application pages are enumerated below.

1. Section 2: Applicant Information has been updated to reflect the new title of the authorized representative.
2. Section 3.2: The answer has been changed to “no.”
3. Section 3.3: The answer has been changed to “n/a.”
4. Section 4.6: The answer has been changed to “no.”
 - a. Section 4.6a.: The answer has been changed to “n/a.”
5. Section 9.4a.: First year of the limitation has been changed to “January 1 following the commencement of commercial operations.”
6. Section 9.5: Commencement of commercial operations has been changed to “December 2027.”
7. Section 12.3: The answer has been changed to “no”—there is no current RZ in place.
 - a. Section 12.3b: “See Tab 16” has been entered.
8. Section 14.4: Wage data has been updated using the most recent quarterly wages.
 - a. Tab 13, wage calculations have been updated using the most recent quarterly wages.
9. Tabs 4, 7, 8: “Other equipment” has been replaced with “eligible and necessary ancillary equipment.”
 - a. Tabs 7 and 8 now match.
 - b. “This application covers all qualified property in the reinvestment zone and project boundary within Hamilton ISD necessary for commercial operations of the proposed solar project. 100% of the project will be located in Hamilton ISD” has been added.

10. Tab 11, Maps
 - a. A map that includes all of Hamilton ISD has been added.
 - b. "Project Area" has been changed to "Project Boundary."
11. Tab 12: The job waiver letter includes industry standards.
12. Tab 14: Schedules have been updated to match the school years with the corresponding tax years.
 - a. Schedule C reflects updated wage data.
13. A new signature page has been added.

Thank you for your attention to the foregoing. Please do not hesitate to contact me with any questions.

Respectfully submitted,



Rick L. Lambert

RLL;sl

cc: *Via Electronic Mail:* joannh@comanchecad.org
Ms. JoAnn Hohertz, Chief Appraiser, Comanche County Appraisal District

Via Electronic Mail: ctarpley@hamiltonisd.org
Mr. Clay Tarpley, Superintendent of Schools, Hamilton ISD

Via Electronic Mail: greg@coresolar.energy
Mr. Greg Nelson, President, Core Solar, LLC

Via Electronic Mail: randall@coresolar.energy
Mr. Randall Jenks, Vice President of Engineering, Core Solar, LLC

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

First Name

Last Name

Title

Firm Name

Phone Number

Fax Number

Mobile Number *(optional)*

Email Address

4. On what date did the district determine this application complete?

SECTION 2: Applicant Information

1. Authorized Company Representative *(Applicant)*

First Name

Last Name

Title

Organization

Street Address

Mailing Address

City

State

ZIP

Phone Number

Fax Number

Mobile Number *(optional)*

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.

First Name

Last Name

Title

Organization

Street Address

Mailing Address

City

State

ZIP

Phone Number

Fax Number

Mobile Number *(optional)*

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)

First Name

Last Name

Title

Firm Name

Phone Number

Fax Number

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.

Payment Amount

Transaction Type

Payor

Payee

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?
2. Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits)
3. Parent Company Name
4. Parent Company Tax ID
5. NAICS code
6. Is the applicant a party to any other pending or active Chapter 313 agreements? ☐ Yes ☐ No
- 6a. If yes, please list application number, name of school district and year of agreement

SECTION 5: Applicant Business Structure

1. Business Organization of Applicant (*corporation, limited liability corporation, etc*)
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.

Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-296-A

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 _____
2. Estimated commencement of construction _____
3. Beginning of qualifying time period (MM/DD/YYYY). _____
4. First year of limitation (YYYY) _____
- 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 _____

SECTION 10: The Property

1. County or counties in which the proposed project will be located _____
2. Central Appraisal District (CAD) that will be responsible for appraising the property _____
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): _____
(Name, tax rate and percent of project)

County: _____
(Name, tax rate and percent of project)

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

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

I&S (ISD): _____
(Name, tax rate and percent of project)

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

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

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

SECTION 10: The Property *(continued)*

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

County: _____
(Incentive type, percentage, start and end year)City: _____
(Incentive type, percentage, start and end year)Hospital District: _____
(Incentive type, percentage, start and end year)Water District: _____
(Incentive type, percentage, start and end year)Other (describe): _____
(Incentive type, percentage, start and end year)Other (describe): _____
(Incentive type, percentage, start and end year)

6. Is the project located entirely within the ISD listed in Section 1? ☐ Yes ☐ No
- 6a. If no, attach in **Tab 6** maps of the entire project (depicting all other relevant school districts) and additional information on the project scope and size. Please note that only the qualified property within the ISD listed in Section 1 is eligible for the limitation from this application. Please verify that all information in **Tabs 7 and 8**, Section 11, 12 and 13, and map project boundaries pertain to only the property within the ISD listed in Section 1.
7. Did you receive a determination from the Texas Economic Development and Tourism Office that this proposed project and at least one other project seeking a limitation agreement constitute a single unified project (SUP), as allowed in §313.024(d-2)? ☐ Yes ☐ No
- 7a. If yes, attach in **Tab 6** supporting documentation from the Office of the Governor.

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

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

1. At the time of application, what is the estimated minimum qualified investment required for this school district? _____
2. What is the amount of appraised value limitation for which you are applying? _____
- 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): \$ _____
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): \$ _____

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

SECTION 14: Wage and Employment Information

1. What is the number of new qualifying jobs you are committing to create?
2. What is the number of new non-qualifying jobs you are estimating you will create? (See TAC 9.1051(14))
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
 - b. Qualifying job wage minimum option §313.021(5)(A)
 - 110% of the average weekly wage for manufacturing jobs in the county is
 - c. Qualifying job wage minimum option §313.021(5)(B)
 - 110% of the average weekly wage for manufacturing jobs in the region is
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?
7. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property?
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 4

Detailed Description of the Project

The Comanche Solar, LLC project will be an approximately 100 MWac photovoltaic solar power generation facility, that would be built on approximately 1,000 acres of privately owned land in Comanche County, Texas. The entire site is located within the Hamilton ISD jurisdiction. Currently the site is in agricultural use for cattle ranching. Power generated by the project would be sold and delivered into a 69kV line crossing the project site owned by Brazos Electric.

The Comanche Solar, LLC solar project will consist of the following: solar photovoltaic modules, single axis tracking systems, driven-pile foundations, new or improved onsite roads, meteorological equipment, DC wiring, DC/AC inverters, medium voltage step-up transformers, AC cabling and a central substation and switchyard with protective circuit breakers and switchgear including a high voltage step-up transformer, and other eligible and necessary ancillary equipment necessary to safely operate, maintain and transmit power to the ERCOT electrical grid.

TAB 7

Description of Qualified Investment

Comanche Solar, LLC plans to construct an approximately 100 MWac solar powered electric generating facility in Comanche County. This application covers all qualified property in the reinvestment zone and project boundary within Hamilton ISD necessary for the commercial operations of the Project. 100% of the project will be located in Hamilton ISD. Panel placement is subject to change but for purposes of this application, the Project anticipates using approximately 254,700 solar panels and approximately 28 inverters.

Construction of the Project will include:

- Electrical wiring connecting the solar panels to the inverters
- transmission lines
- electrical interconnections
- roads inside the project boundary for access to equipment
- control systems necessary for commercial generation of electricity
- solar panels
- foundations
- racking and mounting structures
- inverters changing the DC electricity generated by the solar panels into AC electricity compatible with the utility system
- transformers used to raise the voltage of the electricity for more efficient transmission
- supervisory control and data acquisition (SCADA)
- combiner boxes allowing multiple wires from the solar panels to be combined, allowing simpler cables to the inverters
- meteorological equipment
- maintenance and operations building
- paving
- fencing
- electrical substations
- generation transmission tie line and associated towers, and interconnection
- eligible ancillary and necessary equipment and control systems necessary for commercial generation of electricity.

Construction of the Project is expected to commence in 2027 and is anticipated to be complete in the fourth quarter of 2027.

Tab 8

Description of Qualified Property

Comanche Solar, LLC plans to construct an approximately 100 MWac solar powered electric generating facility in Comanche County. This application covers all qualified property in the reinvestment zone and project boundary within Hamilton ISD necessary for the commercial operations of the Project. 100% of the project will be located in Hamilton ISD. Panel placement is subject to change but for purposes of this application, the Project anticipates using approximately 254,700 solar panels and approximately 28 inverters.

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- transmission lines
- electrical interconnections
- roads inside the project boundary for access to equipment
- control systems necessary for commercial generation of electricity
- solar panels
- foundations
- racking and mounting structures
- inverters changing the DC electricity generated by the solar panels into AC electricity compatible with the utility system
- transformers used to raise the voltage of the electricity for more efficient transmission
- supervisory control and data acquisition (SCADA)
- combiner boxes allowing multiple wires from the solar panels to be combined, allowing simpler cables to the inverters
- meteorological equipment
- maintenance and operations building
- paving
- fencing
- electrical substations
- generation transmission tie line and associated towers, and interconnection
- facilities and control systems necessary for commercial generation of electricity.
- eligible ancillary and necessary equipment and control systems necessary for commercial generation of electricity.

Construction of the Project is expected to commence in 2027 and is anticipated to be complete in the fourth quarter of 2027.

Tab 11

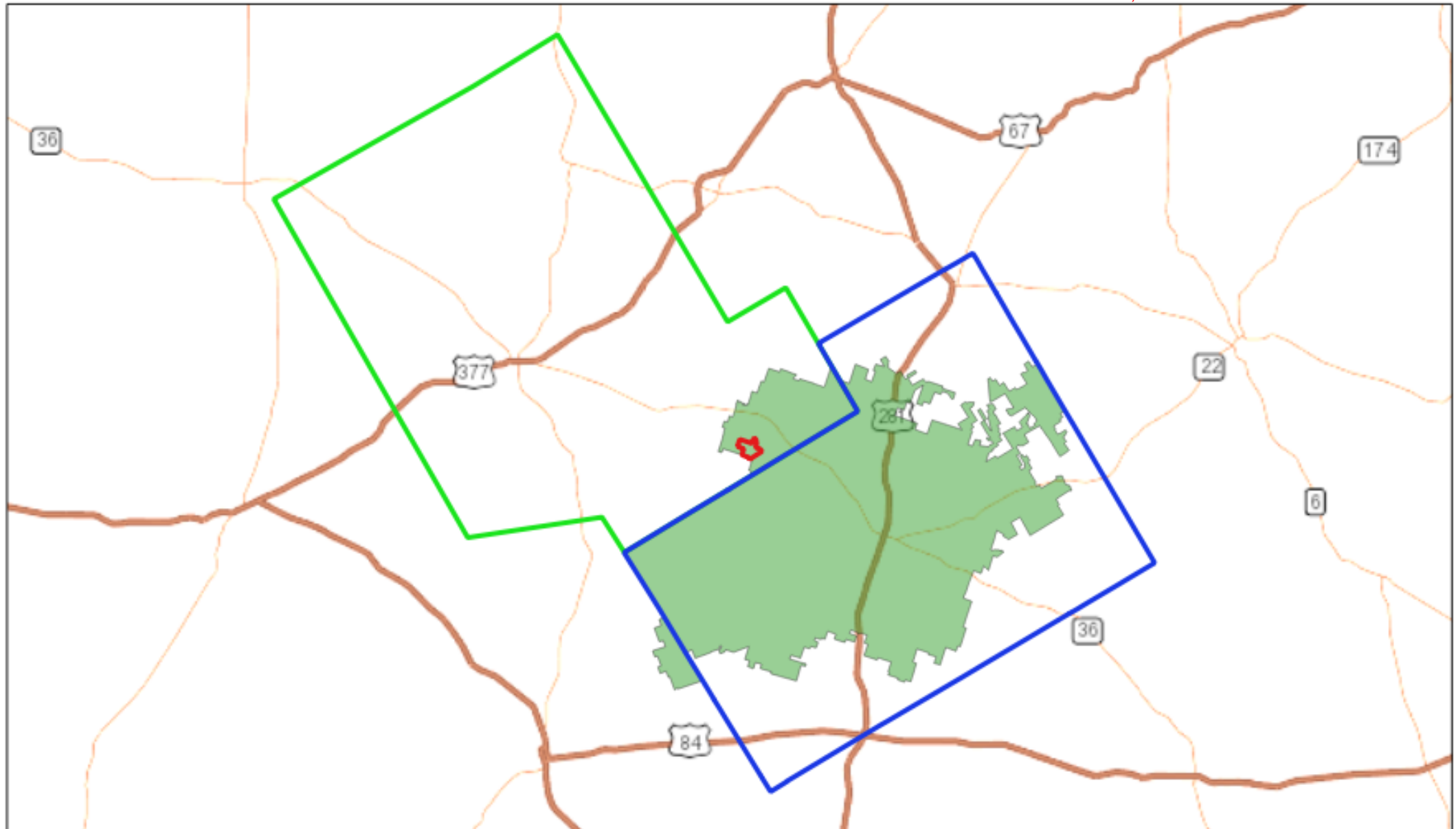
Maps of Project

Maps attached:

Comanche Solar, LLC ISD Overview

Comanche Solar, LLC Qualified Investment and Property

Comanche Solar, LLC Reinvestment Zone



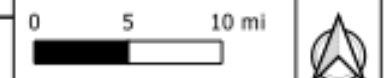
LEGEND

- Hamilton County
- Comanche County
- Hamilton ISD
- Project Boundary

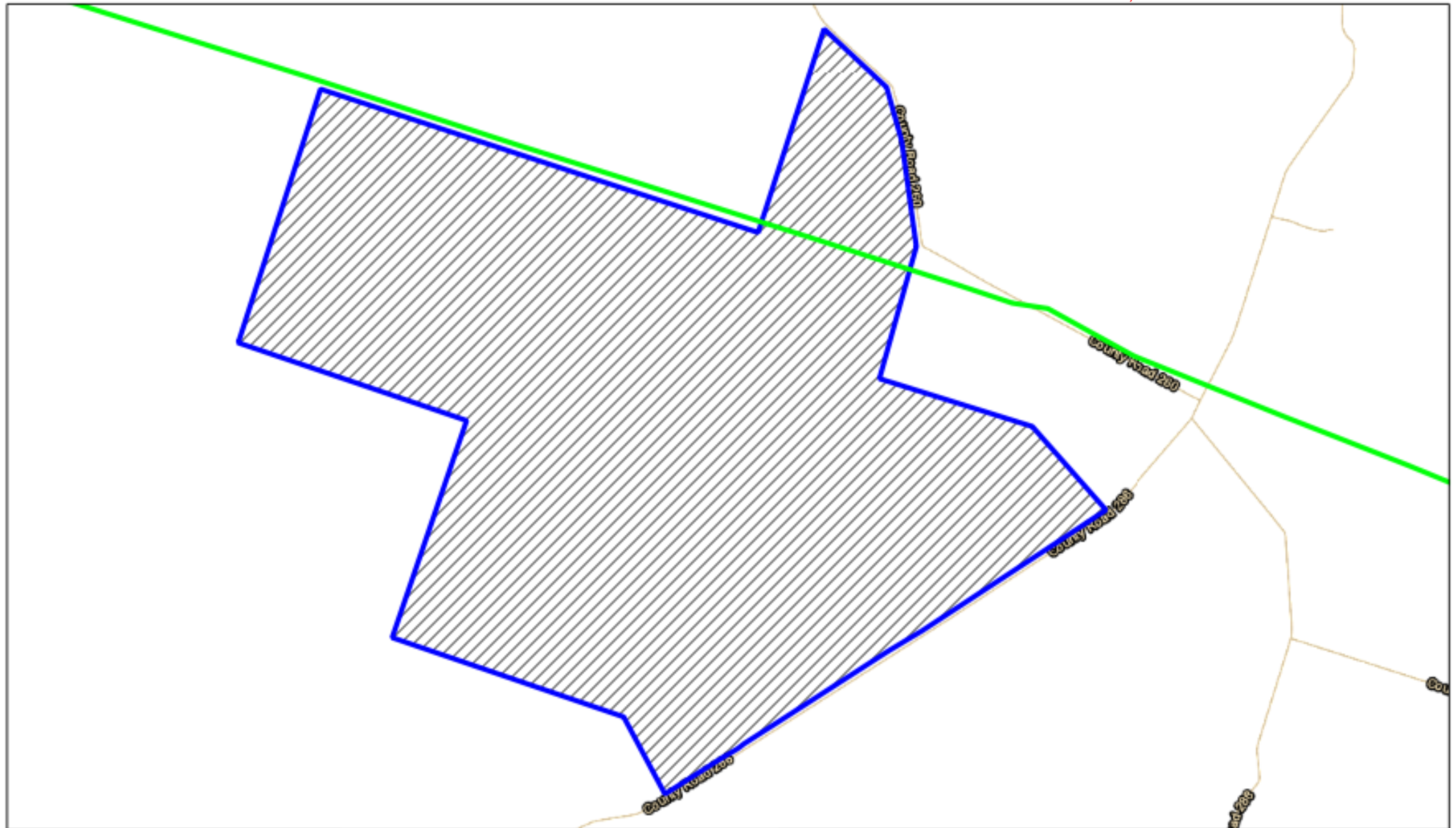
FIGURE 1

**Comanche Solar
School District Overview**

Location: Comanche County, TX



By: Jared Feske Date: 5/27/2022



CORE
S O L A R

LEGEND

- Reinvestment Zone
- Project Boundary
- Electric Transmission (existing)

FIGURE 2

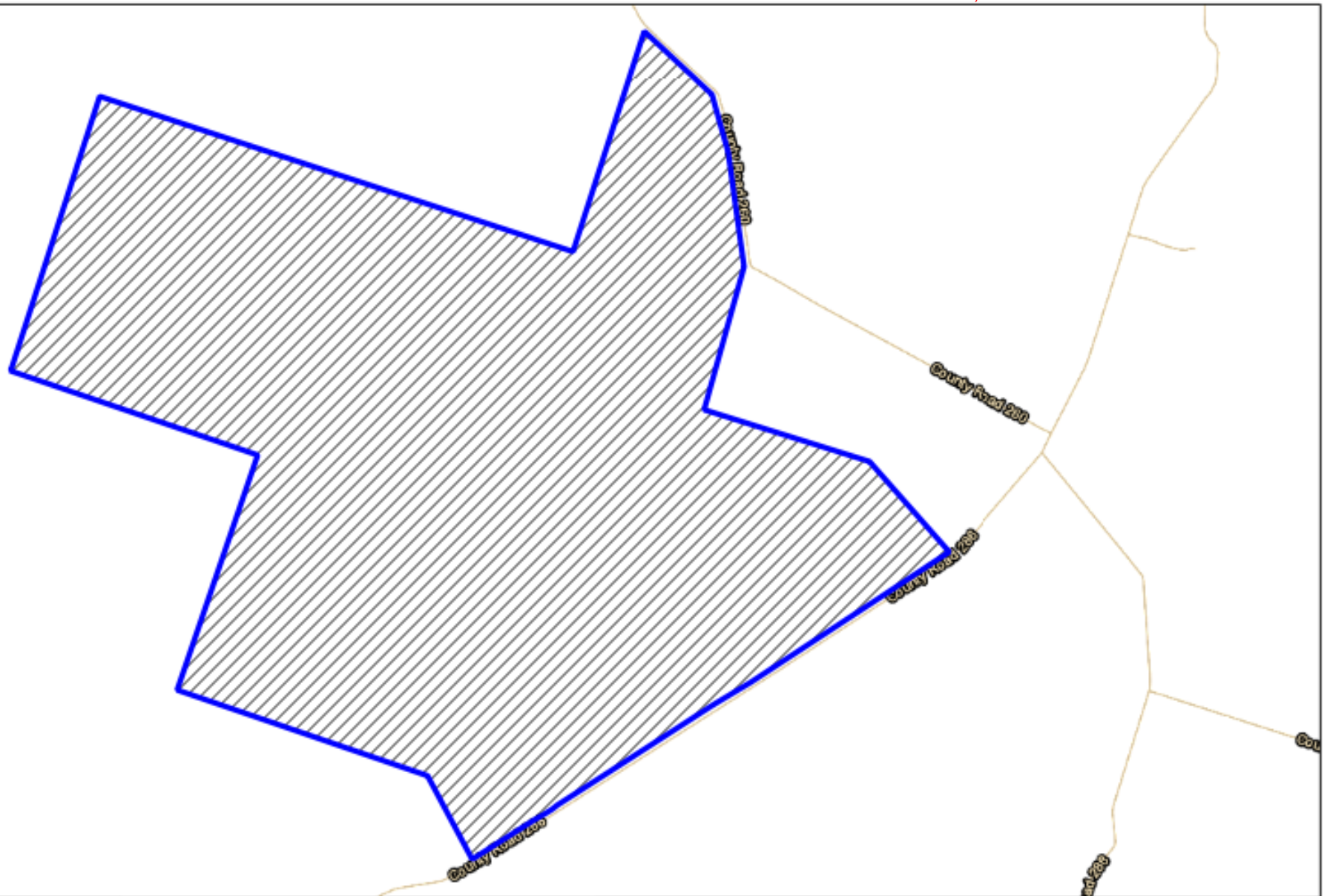
**Comanche Solar
Qualified Investment Area and
Proposed Infrastructure**

Location: Comanche County, TX

0 500 1,000 ft



By: Jared Feske Date: 5/27/2022



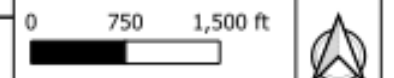
LEGEND

- Proposed Reinvestment Zone
- Project Boundary

FIGURE 3

Comanche Solar Reinvestment Zone

Location: Comanche County, TX



By: Jared Feske Date: 5/27/2022



May 27 2022

Mr. Clay Tarpley, Superintendent
Hamilton ISD
400 South College Street
Hamilton, TX 76531

Re. Comanche Solar, LLC Job Requirement Waiver Request

Dear Superintendent Tarpley,

Please consider this letter as Comanche Solar, LLC's formal request to waive the minimum new job creation requirement, as required under Texas Tax Code 313.025(f-l).

Solar energy projects create a large number of temporary full-time jobs during the construction phase but require only a small number of highly skilled employees to operate and maintain the facility once construction is complete and commercial operations begin. The permanent employees of a solar project maintain and service solar panels, trackers, electrical connections, inverters, substations and related infrastructure. Additionally, there are asset managers who supervise, monitor and support solar operations from offsite locations. Due to the low number of moving parts in a solar plant, ongoing maintenance requirements are very low.

The solar industry standard for the number of permanent qualifying jobs necessary for the operation and maintenance of a solar facility is less than the minimum new qualifying jobs requirement. The industry standard is approximately 1 job per 100 MW. Based on our experience in the solar industry, we expect that two (2) employees would be needed to operate this 100 MW facility, and we can commit to creating two (2) full-time positions to fill those needs. All would be qualifying jobs as described in Section 313.021 (3) of the Texas Tax Code.

Comanche Solar, LLC respectfully requests that the Hamilton Board of Trustees waive the new jobs requirement for its application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Greg Nelson", is written over a light blue horizontal line.

Greg Nelson
Chief Development Officer

Tab 13

Calculation of Three Possible Wage Requirements with TWC Documentation

Comanche County All Industries Average Weekly Wages								
Year	Period	Area	Ownership	Division	Level	Ind. Code	Industry	Avg. Weekly Wages
2021	1st Qtr	Comanche County	Total All	00	0	10	Total, All Industries	\$743.00
2021	2nd Qtr	Comanche County	Total All	00	0	10	Total, All Industries	\$788.00
2021	3rd Qtr	Comanche County	Total All	00	0	10	Total, All Industries	\$778.00
2021	4th Qtr	Comanche County	Total All	00	0	10	Total, All Industries	\$888.00
							4 Period Weekly Average	\$799.25
							110% of Average Weekly Wages	\$879.18
							110% of Annual Wages	\$45,717.10
Comanche County Average Manufacturing Weekly Wages								
Year	Period	Area	Ownership	Division	Level	Ind. Code	Industry	Avg. Weekly Wages
2021	1st Qtr	Comanche County	Private	31	2	31-33	Manufacturing	\$1,144
2021	2nd Qtr	Comanche County	Private	31	2	31-33	Manufacturing	\$1,265
2021	3rd Qtr	Comanche County	Private	31	2	31-33	Manufacturing	\$1,204
2021	4th Qtr	Comanche County	Private	31	2	31-33	Manufacturing	\$1,809
							4 Period Weekly Average	\$1,355.50
							110% of Average Weekly Wages	\$1,491.05
							110% of Annual Wages	\$77,534.60
COG Region Wages								
West Central Texas Council of Governments								
			Hourly	Annual				
2020 Manufacturing Average Wages			\$21.54	\$44,797.00				
Average Weekly Wages				\$861.48				
110% of Average Weekly Wages				\$947.63				
110% of Annual Wages				\$49,276.70				

1785- Hamilton ISD- Comanche Solar, LLC- Amendment #001- 06/06/2022

Year	Period	Area	Ownership	Industry Code	Industry	Level	Establishments	Firms	Average Empl.	Average Weekly Wage	Total Wages	Month 1 Employment	Month 2 Employment	Month 3 Employment	Hierarchical Ordering
2021	01	Comanche	Private	31-33	Manufacturing	2	15	15	187	1,144	2,781,287	185	183	193	305
2021	02	Comanche	Private	31-33	Manufacturing	2	14	14	173	1,265	2,849,779	173	171	176	305
2021	03	Comanche	Private	31-33	Manufacturing	2	15	15	175	1,202	2,729,429	171	178	175	305
2021	04	Comanche	Private	31-33	Manufacturing	2	15	15	177	1,809	4,162,785	177	177	177	305

1785- Hamilton ISD- Comanche Solar, LLC- Amendment #001- 06/06/2022

Year	Period	Area	Ownership	Industry Code	Industry	Level	Establishments	Firms	Average Employment	Average Weekly Wage	Total Wages	Month 1 Employment	Month 2 Employment	Month 3 Employment	Hierarchical Ordering
2021	01	Comanche	Total All	10	Total, All Industries	0	384	368	4,131	743	39,911,218	4,108	4,122	4,164	1
2021	02	Comanche	Total All	10	Total, All Industries	0	388	373	4,199	788	43,039,666	4,175	4,188	4,234	1
2021	03	Comanche	Total All	10	Total, All Industries	0	396	381	4,275	778	43,233,264	4,262	4,305	4,257	1
2021	04	Comanche	Total All	10	Total, All Industries	0	394	379	4,294	888	49,574,642	4,303	4,264	4,314	1

Tab 14

Form 50-296A, Schedules A-D

Attached to Application Package

Date 5/31/2022
Applicant Name Comanche Solar I, LLC
ISD Name Hamilton ISD

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)	2022-2026	Not eligible to become Qualified Property		\$0	\$0	\$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				\$0	\$0	\$0	\$0	\$0
Complete tax years of qualifying time period	QTP1	2027-2028	2027	\$40,000,000	\$0	\$0	\$0	\$40,000,000
	QTP2	2028-2029	2028	\$60,000,000	\$0	\$0	\$0	\$60,000,000
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				\$100,000,000	\$0	\$0	\$0	\$100,000,000
				Enter amounts from TOTAL row above in Schedule A2				
Total Qualified Investment (sum of green cells)				\$100,000,000				

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.

Date 5/31/2022
Applicant Name Comanche Solar I, LLC
ISD Name Hamilton ISD

Schedule A2: Total Investment for Economic Impact (including Qualified Property and other investments)

1785- Hamilton ISD- Comanche Solar, LLC- Amendment #001- 06/06/2022
Form 50-296A

Revised October 2020

PROPERTY INVESTMENT AMOUNTS								
(Estimated Investment in each year. Do not put cumulative totals.)								
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	Column A New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	Column B New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Column C Other investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Column D Other investment made during this year that will become Qualified Property [SEE NOTE]	Column E Total Investment (A+B+C+D)
Total Investment from Schedule A1*	--	TOTALS FROM SCHEDULE A1		\$100,000,000	\$0	\$0	\$0	\$100,000,000
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2022-2023	2022	\$0	\$0	\$0	\$0	\$0
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2023-2024	2023	\$0	\$0	\$0	\$0	\$0
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2024-2025	2024	\$0	\$0	\$0	\$0	\$0
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2025-2026	2025	\$0	\$0	\$0	\$0	\$0
	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	\$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				\$100,000,000	\$0	\$0	\$0	\$100,000,000
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)

1785- Hamilton ISD- Comanche Solar, LLC- Amendment #001- 06/06/2022

Date

5/31/2022

Applicant Name

Comanche Solar I, LLC

Form 50-296A

ISD Name

Hamilton ISD

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	2022-2023	2022	\$0	\$0	\$0	\$0	\$0	\$0
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2023-2024	2023	\$0	\$0	\$0	\$0	\$0	\$0
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2024-2025	2024	\$0	\$0	\$0	\$0	\$0	\$0
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2025-2026	2025	\$0	\$0	\$0	\$0	\$0	\$0
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
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2027-2028	2027	\$0	\$0	\$0	\$0	\$0	\$0
Value Limitation Period	1	2028-2029	2028	\$0	\$0	\$92,000,000	\$92,000,000	\$92,000,000	\$20,000,000
	2	2029-2030	2029	\$0	\$0	\$84,000,000	\$84,000,000	\$84,000,000	\$20,000,000
	3	2030-2031	2030	\$0	\$0	\$76,000,000	\$76,000,000	\$76,000,000	\$20,000,000
	4	2031-2032	2031	\$0	\$0	\$67,000,000	\$67,000,000	\$67,000,000	\$20,000,000
	5	2032-2033	2032	\$0	\$0	\$58,000,000	\$58,000,000	\$58,000,000	\$20,000,000
	6	2033-2034	2033	\$0	\$0	\$49,000,000	\$49,000,000	\$49,000,000	\$20,000,000
	7	2034-2035	2034	\$0	\$0	\$39,000,000	\$39,000,000	\$39,000,000	\$20,000,000
	8	2035-2036	2035	\$0	\$0	\$30,000,000	\$30,000,000	\$30,000,000	\$20,000,000
	9	2036-2037	2036	\$0	\$0	\$24,000,000	\$24,000,000	\$24,000,000	\$20,000,000
	10	2037-2038	2037	\$0	\$0	\$21,000,000	\$21,000,000	\$21,000,000	\$20,000,000
Continue to maintain viable presence	11	2038-2039	2038	\$0	\$0	\$20,000,000	\$20,000,000	\$20,000,000	\$21,000,000
	12	2039-2040	2039	\$0	\$0	\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000
	13	2040-2041	2040	\$0	\$0	\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000
	14	2041-2042	2041	\$0	\$0	\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000
	15	2042-2043	2042	\$0	\$0	\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2043-2044	2043	\$0	\$0	\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000
	17	2044-2045	2044	\$0	\$0	\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000
	18	2045-2046	2045	\$0	\$0	\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000
	19	2046-2047	2046	\$0	\$0	\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000
	20	2047-2048	2047	\$0	\$0	\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000
	21	2048-2049	2048	\$0	\$0	\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000
	22	2049-2050	2049	\$0	\$0	\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000
	23	2050-2051	2050	\$0	\$0	\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000
	24	2051-2052	2051	\$0	\$0	\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000
	25	2052-2053	2052	\$0	\$0	\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000

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 5/31/2022
Applicant Name Comanche Solar I, LLC
ISD Name Hamilton ISD

Form 50-296A

Revised October 2020

				Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Number of Construction FTE's	Average annual wage rates for construction workers	Number of non-qualifying jobs applicant estimates it will create (cumulative)	Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Annual wage of new qualifying jobs
Each year prior to start of Limitation Period <i>Value Insert as many rows as necessary</i>	0	2022-2023	2022	0	N/A	0	0	N/A
Each year prior to start of Limitation Period <i>Value Insert as many rows as necessary</i>	0	2023-2024	2023	0	N/A	0	0	N/A
Each year prior to start of Limitation Period <i>Value Insert as many rows as necessary</i>	0	2024-2025	2024	0	N/A	0	0	N/A
Each year prior to start of Limitation Period <i>Value Insert as many rows as necessary</i>	0	2025-2026	2025	0	N/A	0	0	N/A
Each year prior to start of Limitation Period <i>Value Insert as many rows as necessary</i>	0	2026-2027	2026	0	N/A	0	0	N/A
Each year prior to start of Limitation Period <i>Value Insert as many rows as necessary</i>	0	2027-2028	2027	250	\$60,000	0	0	N/A
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2028-2029	2028	0	\$0	0	2	\$49,276.70
	2	2029-2030	2029	0	N/A	0	2	\$49,276.70
	3	2030-2031	2030	0	N/A	0	2	\$49,276.70
	4	2031-2032	2031	0	N/A	0	2	\$49,276.70
	5	2032-2033	2032	0	N/A	0	2	\$49,276.70
	6	2033-2034	2033	0	N/A	0	2	\$49,276.70
	7	2034-2035	2034	0	N/A	0	2	\$49,276.70
	8	2035-2036	2035	0	N/A	0	2	\$49,276.70
	9	2036-2037	2036	0	N/A	0	2	\$49,276.70
	10	2037-2038	2037	0	N/A	0	2	\$49,276.70
Years Following Value Limitation Period	11 through 25	2038-2052	2038-2052	0	N/A	0	2	\$49,276.70

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

Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-296-A

SECTION 16: Authorized Signatures and Applicant Certification

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

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

1. Authorized School District Representative Signature

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

print
here

Clay Tarpley

Print Name (Authorized School District Representative)

Superintendent

Title

sign
here


Signature (Authorized School District Representative)

Date

6/4/2022

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

Greg Nelson

Print Name (Authorized Company Representative (Applicant))

President Chief Development Officer

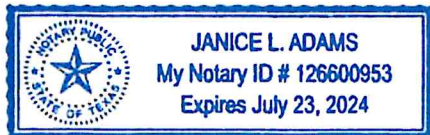
Title

sign
here


Signature (Authorized Company Representative (Applicant))

Date

5/25/22



(Notary Seal)

GIVEN under my hand and seal of office this, the

25 day of May, 2022



Notary Public in and for the State of Texas

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.