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FINDINGS  
OF THE  
CRANE INDEPENDENT SCHOOL DISTRICT  
BOARD OF TRUSTEES  
UNDER THE  
TEXAS ECONOMIC DEVELOPMENT ACT  
ON THE APPLICATION SUBMITTED BY  
CRANE I SOLAR ELECTRIC LLC  
TEXAS TAXPAYER ID #32065393657  
APPLICATION #1796

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November 8, 2022

FINDINGS OF THE CRANE INDEPENDENT SCHOOL DISTRICT BOARD OF  
TRUSTEES UNDER THE TEXAS ECONOMIC DEVELOPMENT ACT ON THE  
APPLICATION SUBMITTED BY CRANE I SOLAR ELECTRIC LLC

STATE OF TEXAS

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COUNTY OF CRANE

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On the 8<sup>th</sup> day of November, 2022, a public meeting of the Board of Trustees of the Crane Independent School District was held. The meeting was duly posted in accordance with the provisions of the Texas Open Meetings Act, Chapter 551, Texas Government Code. At the meeting, the Board of Trustees took up and considered the Application of Crane I Solar Electric LLC (Application #1796) for an Appraised Value Limitation on Qualified Property, pursuant to Chapter 313 of the Texas Tax Code. The Board of Trustees solicited input into its deliberations on the Application from interested parties within the District. After hearing presentations from the District's administrative staff, and from attorneys and consultants retained by the District to advise the Board in this matter, the Board of Trustees of the Crane Independent School District makes the following findings with respect to the Application of Crane I Solar Electric LLC #1796, and the economic impact of that Application:

On March 29, 2022, the Superintendent of Schools of the Crane Independent School District, acting as agent of the Board of Trustees, and the Texas Comptroller of Public Accounts received an Application from Crane I Solar Electric LLC #1796 for an Appraised Value Limitation on Qualified Property, pursuant to Chapter 313 of the Texas Tax Code. A copy of the Application is posted on the Texas Comptroller's website at:

<https://comptroller.texas.gov/economy/local/ch313/agreement-docs-details.php?id=1796>.

The Applicant, Crane I Solar Electric LLC (Taxpayer ID 32065393657) ("Applicant"), consists of entities subject to Chapter 171, Texas Tax Code, and is certified to be in good standing with the Texas Comptroller of Public Accounts. The Board of Trustees acknowledges receipt of the Application, along with the required Application fee, as established pursuant to Texas Tax Code § 313.025(a)(1) and Local District Policy.

The Application was delivered to the Texas Comptroller's Office for review pursuant to Texas Tax Code § 313.025(d). A copy of the Application was delivered to the Crane County Appraisal District for review pursuant to 34 Texas Administrative Code § 9.1054. The Application was reviewed by the Texas Comptroller's Office pursuant to Texas Tax Code § 313.026, and a determination that the Application was complete was issued on June 2, 2022.

After receipt of the Application, the Texas Comptroller of Public Accounts caused to be conducted an economic impact evaluation on August 31, 2022, pursuant to Texas Tax Code § 313.026, and the Board of Trustees has carefully considered such evaluation. A copy of the economic impact evaluation is attached to these findings as **Exhibit A**.

The Board of Trustees also directed that a specific financial analysis be conducted of the impact of the proposed value limitation on the finances of the Crane Independent School District. A copy of a report prepared by Jigsaw, School Finance Solutions, LLC is attached to these findings as

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

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

<https://comptroller.texas.gov/auto-data/PT2/PVS/2021F/0520529011D.php>.

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

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

**Board Finding Number 1.**

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

**Board Finding Number 2.**

**The Applicant's entire proposed investment in the Crane Independent School District is \$330,639,530—all of which is proposed to be Qualified Investment under Texas Tax Code § 313.021.**

**Board Finding Number 3.**

**The average salary level of qualifying jobs is expected to be at least \$51,640.00 per year. The review of the Application by the State Comptroller's Office indicates that this amount—based on Texas Workforce Commission data—complies with the requirement that qualifying jobs pay more than the minimum weekly wage required for Qualified Jobs under Texas Tax Code § 313.021.**

**Board Finding Number 4.**

**The level of the Applicant's average investment per qualifying job over the term of the Agreement is estimated to be approximately \$330,639,530 on the basis of the one new qualifying positions committed to by the Applicant for this project. The project's total investment is \$330,639,530, resulting in a relative level of investment per qualifying job of \$330,639,530.**

#### Board Finding Number 5.

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

#### Board Finding Number 6.

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

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

Table 2—Estimated Statewide Economic Impact of Crane I Solar Electric LLC (modeled)						
Year	Employment			Personal Income		
	Direct	Indirect + Induced	Total	Direct	Indirect + Induced	Total
2027	250	1,297	1,547	\$12,500,000	\$113,964,844	\$126,464,844
2028	1	65	66	\$51,640	\$16,061,641	\$16,113,281
2029	1	20	21	\$51,640	\$9,713,985	\$9,765,625
2030	1	(11)	-10	\$51,640	\$4,587,032	\$4,638,672
2031	1	(32)	-31	\$51,640	\$1,413,204	\$1,464,844
2032	1	(40)	-39	\$51,640	-\$1,272,343	-\$1,220,703
2033	1	(42)	-41	\$51,640	-\$2,248,906	-\$2,197,266
2034	1	(40)	-39	\$51,640	-\$2,981,328	-\$2,929,688
2035	1	(34)	-33	\$51,640	-\$3,225,468	-\$3,173,828
2036	1	(28)	-27	\$51,640	-\$3,469,609	-\$3,417,969
2037	1	(26)	-25	\$51,640	-\$3,225,468	-\$3,173,828
2038	1	(22)	-21	\$51,640	-\$2,981,328	-\$2,929,688
2039	1	(15)	-14	\$51,640	-\$2,248,906	-\$2,197,266
2040	1	(15)	-14	\$51,640	-\$2,493,046	-\$2,441,406
2041	1	(13)	-12	\$51,640	-\$1,760,624	-\$1,708,984
2042	1	(11)	-10	\$51,640	-\$1,760,624	-\$1,708,984



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

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

Year	Estimated Taxable Value for I&S	Estimated Taxable Value for M&O		Crane ISD I&S Tax Levy	Crane ISD M&O Tax Levy	Crane ISD M&O and I&S Tax Levies	Crane County Tax Levy	Crane County FM & LR Tax Levy	Crane Memorial Hospital District Tax Levy	Crane County Water District Tax Levy	Estimated Total Property Taxes
			Tax Rate <sup>1</sup>	0.0874	0.8961		0.7622	0.0529	0.2815	0.2568	
2028	\$330,639,530	\$30,000,000		\$288,979	\$268,830	\$557,809	\$2,520,234	\$174,809	\$930,816	\$849,215	\$5,032,883
2029	\$287,462,650	\$30,000,000		\$251,242	\$268,830	\$520,072	\$2,191,127	\$151,982	\$809,265	\$738,319	\$4,410,764
2030	\$245,326,778	\$30,000,000		\$214,416	\$268,830	\$483,246	\$1,869,954	\$129,704	\$690,644	\$630,097	\$3,803,645
2031	\$204,398,697	\$30,000,000		\$178,644	\$268,830	\$447,474	\$1,557,988	\$108,066	\$575,423	\$524,978	\$3,213,929
2032	\$164,947,388	\$30,000,000		\$144,164	\$268,830	\$412,994	\$1,257,278	\$87,208	\$464,360	\$423,651	\$2,645,491
2033	\$136,837,026	\$30,000,000		\$119,596	\$268,830	\$388,426	\$1,043,013	\$72,346	\$385,224	\$351,452	\$2,240,460
2034	\$106,481,162	\$30,000,000		\$93,065	\$268,830	\$361,895	\$811,631	\$56,297	\$299,766	\$273,486	\$1,803,074
2035	\$73,685,741	\$30,000,000		\$64,401	\$268,830	\$333,231	\$561,655	\$38,958	\$207,440	\$189,254	\$1,330,538
2036	\$66,127,906	\$30,000,000		\$57,796	\$268,830	\$326,626	\$504,047	\$34,962	\$186,163	\$169,843	\$1,221,641
2037	\$66,127,906	\$30,000,000		\$57,796	\$268,830	\$326,626	\$504,047	\$34,962	\$186,163	\$169,843	\$1,221,641
2038	\$66,127,906	\$66,127,906		\$57,796	\$592,572	\$650,368	\$504,047	\$34,962	\$186,163	\$169,843	\$1,545,383
2039	\$66,127,906	\$66,127,906		\$57,796	\$592,572	\$650,368	\$504,047	\$34,962	\$186,163	\$169,843	\$1,545,383
2040	\$66,127,906	\$66,127,906		\$57,796	\$592,572	\$650,368	\$504,047	\$34,962	\$186,163	\$169,843	\$1,545,383
2041	\$66,127,906	\$66,127,906		\$57,796	\$592,572	\$650,368	\$504,047	\$34,962	\$186,163	\$169,843	\$1,545,383
2042	\$66,127,906	\$66,127,906		\$57,796	\$592,572	\$650,368	\$504,047	\$34,962	\$186,163	\$169,843	\$1,545,383
			Total	\$1,759,077	\$5,651,161	\$7,410,238	\$15,341,207	\$1,064,101	\$5,666,081	\$5,169,353	\$34,650,980
			Diff	\$0	\$12,384,414	\$12,384,414	\$0	\$0	\$0	\$0	\$12,384,414

<sup>1</sup>Tax Rate per \$100 Valuation

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

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

Year	Estimated Taxable Value for I&S	Estimated Taxable Value for M&O		Crane ISD I&S Tax Levy	Crane ISD M&O Tax Levy	Crane ISD M&O and I&S Tax Levies	Crane County Tax Levy	Crane County FM & LR Tax Levy	Crane Memorial Hospital District Tax Levy	Crane County Water District Tax Levy	Estimated Total Property Taxes
			Tax Rate <sup>1</sup>	0.0874	0.8961		0.7622	0.0529	0.2815	0.2568	
2028	\$330,639,530	\$330,639,530		\$288,979	\$2,962,861	\$3,251,840	\$2,520,234	\$174,809	\$930,816	\$849,215	\$7,726,914
2029	\$287,462,650	\$287,462,650		\$251,242	\$2,575,953	\$2,827,195	\$2,191,127	\$151,982	\$809,265	\$738,319	\$6,717,887
2030	\$245,326,778	\$245,326,778		\$214,416	\$2,198,373	\$2,412,789	\$1,869,954	\$129,704	\$690,644	\$630,097	\$5,733,189
2031	\$204,398,697	\$204,398,697		\$178,644	\$1,831,617	\$2,010,261	\$1,557,988	\$108,066	\$575,423	\$524,978	\$4,776,716
2032	\$164,947,388	\$164,947,388		\$144,164	\$1,478,094	\$1,622,258	\$1,257,278	\$87,208	\$464,360	\$423,651	\$3,854,754
2033	\$136,837,026	\$136,837,026		\$119,596	\$1,226,197	\$1,345,792	\$1,043,013	\$72,346	\$385,224	\$351,452	\$3,197,827
2034	\$106,481,162	\$106,481,162		\$93,065	\$954,178	\$1,047,242	\$811,631	\$56,297	\$299,766	\$273,486	\$2,488,422
2035	\$73,685,741	\$73,685,741		\$64,401	\$660,298	\$724,699	\$561,655	\$38,958	\$207,440	\$189,254	\$1,722,006
2036	\$66,127,906	\$66,127,906		\$57,796	\$592,572	\$650,368	\$504,047	\$34,962	\$186,163	\$169,843	\$1,545,383
2037	\$66,127,906	\$66,127,906		\$57,796	\$592,572	\$650,368	\$504,047	\$34,962	\$186,163	\$169,843	\$1,545,383
2038	\$66,127,906	\$66,127,906		\$57,796	\$592,572	\$650,368	\$504,047	\$34,962	\$186,163	\$169,843	\$1,545,383
2039	\$66,127,906	\$66,127,906		\$57,796	\$592,572	\$650,368	\$504,047	\$34,962	\$186,163	\$169,843	\$1,545,383
2040	\$66,127,906	\$66,127,906		\$57,796	\$592,572	\$650,368	\$504,047	\$34,962	\$186,163	\$169,843	\$1,545,383
2041	\$66,127,906	\$66,127,906		\$57,796	\$592,572	\$650,368	\$504,047	\$34,962	\$186,163	\$169,843	\$1,545,383
2042	\$66,127,906	\$66,127,906		\$57,796	\$592,572	\$650,368	\$504,047	\$34,962	\$186,163	\$169,843	\$1,545,383
			Total	\$1,759,077	\$18,035,575	\$19,794,652	\$15,341,207	\$1,064,101	\$5,666,081	\$5,169,353	\$47,035,394

<sup>1</sup>Tax Rate per \$100 Valuation

### Board Finding Number 7.

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

### Board Finding Number 8.

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

### Board Finding Number 9.

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

	Tax Year	Estimated ISD M&O Tax Levy Generated (Annual)	Estimated ISD M&O Tax Levy Generated (Cumulative)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Annual)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Cumulative)
Limitation Pre-Years	2025	\$0	\$0	\$0	\$0
	2026	\$0	\$0	\$0	\$0
	2027	\$0	\$0	\$0	\$0
Limitation Period (10 Years)	2028	\$268,830	\$268,830	\$2,694,031	\$2,694,031
	2029	\$268,830	\$537,660	\$2,307,123	\$5,001,154
	2030	\$268,830	\$806,490	\$1,929,543	\$6,930,697
	2031	\$268,830	\$1,075,320	\$1,562,787	\$8,493,484
	2032	\$268,830	\$1,344,150	\$1,209,264	\$9,702,747
	2033	\$268,830	\$1,612,980	\$957,367	\$10,660,114
	2034	\$268,830	\$1,881,810	\$685,348	\$11,345,461
	2035	\$268,830	\$2,150,640	\$391,468	\$11,736,929
	2036	\$268,830	\$2,419,470	\$323,742	\$12,060,672
	2037	\$268,830	\$2,688,300	\$323,742	\$12,384,414
Maintain Viable Presence (5 Years)	2038	\$592,572	\$3,280,872	\$0	\$12,384,414
	2039	\$592,572	\$3,873,444	\$0	\$12,384,414
	2040	\$592,572	\$4,466,016	\$0	\$12,384,414
	2041	\$592,572	\$5,058,589	\$0	\$12,384,414
	2042	\$592,572	\$5,651,161	\$0	\$12,384,414
Additional Years as Required by § 313.026(c)(1) (10 Years)	2043	\$592,572	\$6,243,733	\$0	\$12,384,414
	2044	\$592,572	\$6,836,305	\$0	\$12,384,414
	2045	\$592,572	\$7,428,877	\$0	\$12,384,414
	2046	\$592,572	\$8,021,449	\$0	\$12,384,414
	2047	\$592,572	\$8,614,022	\$0	\$12,384,414
	2048	\$592,572	\$9,206,594	\$0	\$12,384,414
	2049	\$592,572	\$9,799,166	\$0	\$12,384,414
	2050	\$592,572	\$10,391,738	\$0	\$12,384,414
	2051	\$592,572	\$10,984,310	\$0	\$12,384,414
	2052	\$592,572	\$11,576,882	\$0	\$12,384,414

**\$11,576,882**

is less than

**\$12,384,414**

<b>Analysis Summary</b>	
Is the project reasonably likely to generate tax revenue in an amount sufficient to offset the M&O levy loss as a result of the limitation agreement?	No

Year	Employment			Personal Income			Revenue & Expenditure		
	Direct	Indirect + Induced	Total	Direct	Indirect + Induced	Total	Revenue	Expenditure	Net Tax Effect
2027	250	1,297	1,547	\$12,500,000	\$113,964,844	\$126,464,844	10864257.8	-2967834.5	\$13,832,092
2028	1	65	66	\$51,640	\$16,061,641	\$16,113,281	518798.8	1037597.7	-\$518,799
2029	1	20	21	\$51,640	\$9,713,985	\$9,765,625	373840.3	1045227.1	-\$671,387
2030	1	(11)	-10	\$51,640	\$4,587,032	\$4,638,672	144958.5	976562.5	-\$831,604
2031	1	(32)	-31	\$51,640	\$1,413,204	\$1,464,844	0	869751	-\$869,751
2032	1	(40)	-39	\$51,640	-\$1,272,343	-\$1,220,703	-53405.8	770568.8	-\$823,975
2033	1	(42)	-41	\$51,640	-\$2,248,906	-\$2,197,266	-76293.9	610351.6	-\$686,646
2034	1	(40)	-39	\$51,640	-\$2,981,328	-\$2,929,688	-144958.5	495910.6	-\$640,869
2035	1	(34)	-33	\$51,640	-\$3,225,468	-\$3,173,828	-198364.3	373840.3	-\$572,205
2036	1	(28)	-27	\$51,640	-\$3,469,609	-\$3,417,969	-228881.8	251770	-\$480,652
2037	1	(26)	-25	\$51,640	-\$3,225,468	-\$3,173,828	-236511.2	144958.5	-\$381,470
2038	1	(22)	-21	\$51,640	-\$2,981,328	-\$2,929,688	-259399.4	68664.6	-\$328,064
2039	1	(15)	-14	\$51,640	-\$2,248,906	-\$2,197,266	-289917	-22888.2	-\$267,029
2040	1	(15)	-14	\$51,640	-\$2,493,046	-\$2,441,406	-305175.8	-106811.5	-\$198,364
2041	1	(13)	-12	\$51,640	-\$1,760,624	-\$1,708,984	-320434.6	-175476.1	-\$144,959
2042	1	(11)	-10	\$51,640	-\$1,760,624	-\$1,708,984	-289917	-221252.4	-\$68,665
2043	1	(9)	-8	\$51,640	-\$2,004,765	-\$1,953,125	-289917	-251770	-\$38,147
2044	1	(11)	-10	\$51,640	-\$1,516,484	-\$1,464,844	-305175.8	-251770	-\$53,406
2045	1	(9)	-8	\$51,640	-\$1,516,484	-\$1,464,844	-350952.1	-343322.8	-\$7,629
2046	1	(11)	-10	\$51,640	-\$1,516,484	-\$1,464,844	-289917	-350952.1	\$61,035
2047	1	(7)	-6	\$51,640	-\$1,028,203	-\$976,563	-244140.6	-358581.5	\$114,441
2048	1	(3)	-2	\$51,640	-\$51,640	\$0	-228881.8	-404357.9	\$175,476
2049	1	(5)	-4	\$51,640	-\$1,516,484	-\$1,464,844	-228881.8	-434875.5	\$205,994
2050	1	(5)	-4	\$51,640	-\$539,921	-\$488,281	-213623	-434875.5	\$221,253
2051	1	(5)	-4	\$51,640	-\$51,640	\$0	-228881.8	-503540	\$274,658
2052	1	(11)	-10	\$51,640	-\$1,516,484	-\$1,464,844	-289917	-495910.6	\$205,994
2053	1	(13)	-12	\$51,640	-\$2,004,765	-\$1,953,125	-320434.6	-534057.6	\$213,623
2054	1	(15)	-14	\$51,640	-\$2,981,328	-\$2,929,688	-335693.4	-564575.2	\$228,882
						<b>Total</b>	<b>\$6,172,180</b>	<b>-\$1,777,649</b>	<b>\$7,949,829</b>
							<b>\$19,526,711</b>	is greater than	<b>\$12,384,414</b>
<b>Analysis Summary</b>									
Is the project reasonably likely to generate tax revenue in an amount sufficient to offset the M&O levy loss as a result of the limitation agreement?									<b>Yes</b>

**Board Finding Number 10.**

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

**Board Finding Number 11.**

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

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

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

- Per Crane I Solar Electric LLC. in Tab 5 of their Application for a Limitation on Appraised Value:
  - A. "ACP Development, LLC is a U.S. developer of solar projects and has operations in several regions within the contiguous United States. ACP Development, LLC has the ability to locate solar farms anywhere in the U.S. and bases its decision to deploy capital on projects with the best return on investment. For these reasons, the applicant studies and compares the economic returns at various competing sites throughout the market areas where solar development is attractive. Without a Limitation on Appraised Value, the economics of the project become far less attractive and the applicant would allocate its financial resources to alternative sites outside the State of Texas with more favorable economic returns which would include Oklahoma, Kansas, Nebraska and Montana."
  - B. "The information provided in this Attachment and throughout the Application has been assembled to provide the reviewer with the best possible information to make an assessment and determination of the critical nature of the Limitation on Appraised Value to the feasibility of the project. The financial viability of the project is contingent on receiving the Chapter 313 [Appraised] Value Limitation, and the project cannot move forward without it."
- The Applicant previously submitted Application #1234. Application 1234 was for Crane I Solar Electric LLC and the agreement was executed on November 15, 2018. The agreement was terminated on September 3, 2021.
- Key facts of the proposed project per Tab 4 and Tab 5 of the Application:
  - A. "Aspen Creek Power is the parent entity of Crane I Solar Electric LLC and through its development arm (ACP Development, LLC), bought the equity interest in the Crane I Solar Electric LLC from their prior owner, Crane Solar Electric Holding Co. LLC."
  - B. "The applicant is developing a utility scale single axis tracker photovoltaic facility ... capable of generating approximately 205 MWac and will cover a surface area approximately 1,500 acres."
  - C. "... 100% of the entire project is planned to be installed in Crane ISD and Crane County."
- Supplemental information provided by the applicant and per Tab 4 of the Application indicated the following:
  - A. Is the project name found in the application – Crane I Solar Electric LLC– currently known by any other project names? *The project is not currently known by any other project names.*
  - B. Please also list any other names by which this project may have been known in the past—in media reports, investor presentations, any listings with any federal or state agency, listed under different trade names, etc. *The project has not been known by any other names in the past.*
  - C. Has this project applied to ERCOT at this time? If so, please provide the project's INR number and when was it assigned. *Yes, the project has applied to ERCOT and received*

*the following GINR number for the solar component of the project: 20INR0143. The date the GINR # was assigned was 8/1/2018. Updated tab 4 of application per request. The number and date are noted in Tab 4. Among the QI/QP is battery or battery system. Same question has a number been assigned to the battery/battery system and if so when was it assigned? The project has not applied nor received a GINR # for the potential battery or battery system associated with this application at this time.*

### **Supporting Information**

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

### **Board Finding Number 12.**

**The Board of Trustees of the Crane Independent School District hired consultants to review and verify the information in Application #1796. Based upon the consultants' review, the Board has determined that the information provided by the Applicant appears to be true and correct.**

### **Board Finding Number 13.**

**The Board of Trustees has determined that the Tax Limitation Amount requested by the Applicant is currently \$30,000,000, which is consistent with the minimum values currently set out by Texas Tax Code § 313.054(a).**

**Board Finding Number 14.**

The Applicant (Taxpayer ID 32065393657) is eligible for the limitation on appraised value of Qualified Property as specified in the Agreement based on its "good standing" certification as a franchise-tax paying entity.

**Board Finding Number 15.**

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

**Board Finding Number 16.**

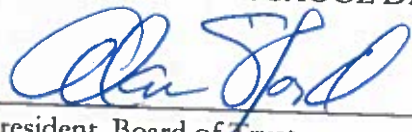
Considering the purpose and effect of the law and the terms of the Agreement, it is in the best interest of the District and the State to enter into the attached Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes.

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

Dated the 8th day of November, 2022.

CRANE INDEPENDENT SCHOOL DISTRICT

By:

  
\_\_\_\_\_  
President, Board of Trustees

ATTEST:

By:

  
\_\_\_\_\_  
Secretary, Board of Trustees

Findings and Order of the Crane Independent School District  
Board of Trustees under the Texas Economic Development Act on the Application Submitted by  
Crane I Solar Electric LLC (Tax ID 32065393657) (Application #1796)

**EXHIBIT A**

**Comptroller's Economic Impact Analysis**



**GLENN HEGAR** TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

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

August 31, 2022

Dr. Stephanie Howard  
Superintendent  
Crane Independent School District  
511 W. 8th St.  
Crane, Texas 79731

Re: Certificate for Limitation on Appraised Value of Property for School District  
Maintenance and Operations taxes by and between Crane Independent School  
District and Crane I Solar Electric LLC, Application 1796

Dear Superintendent Howard:

On June 2, 2022, the Comptroller issued written notice that Crane I Solar Electric LLC (applicant) submitted a completed application (Application 1796) for a limitation on appraised value under the provisions of Tax Code Chapter 313.<sup>1</sup> This application was originally submitted on March 29, 2022, to the Crane Independent School District (school district) by the applicant.

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

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

**Determination required by 313.025(h)**

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

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<sup>1</sup> All Statutory references are to the Texas Tax Code, unless otherwise noted.



- Sec. 313.024(d) Applicant has requested a waiver to create the required number of new qualifying jobs and pay all jobs created that are not qualifying jobs a wage that exceeds the county average weekly wage for all jobs in the county where the jobs are located.
- Sec. 313.024(d-2) Not applicable to Application 1796.

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

**Certificate decision required by 313.025(d)**

Determination required by 313.026(c)(1)

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

Determination required by 313.026(c)(2)

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

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

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

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

Note that any building or improvement existing as of the application review start date of June 2, 2022, or any tangible personal property placed in service prior to that date may not become "Qualified Property" as defined by 313.021(2) and the Texas Administrative Code.

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

Sincerely,

DocuSigned by:  
  
11EA8DEF0EC441E...  
Lisa Craven  
Deputy Comptroller

Enclosure

cc: Will Counihan

### Attachment A – Economic Impact Analysis

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

**Table 1** is a summary of investment, employment and tax impact of Crane I Solar Electric LLC.

Applicant	Crane I Solar Electric LLC
Tax Code, 313.024 Eligibility Category	Renewable Energy - Solar
School District	Crane ISD
2020-2021 Average Daily Attendance	1,030
County	Crane
Proposed Total Investment in District	\$330,639,530
Proposed Qualified Investment	\$330,639,530
Limitation Amount	\$30,000,000
Qualifying Time Period (Full Years)	2026-2027
Number of new qualifying jobs committed to by applicant	1*
Number of new non-qualifying jobs estimated by applicant	0
Average weekly wage of qualifying jobs committed to by applicant	\$993.08
Minimum weekly wage required for each qualifying job by Tax Code, 313.021(5)(B)	\$993.07
Minimum annual wage committed to by applicant for qualified jobs	\$51,640.00
Minimum weekly wage required for non-qualifying jobs	\$1,132.50
Minimum annual wage required for non-qualifying jobs	\$58,890.00
Investment per Qualifying Job	\$330,639,530
Estimated M&O levy without any limit (15 years)	\$18,035,575
Estimated M&O levy with Limitation (15 years)	\$5,651,161
Estimated gross M&O tax benefit (15 years)	\$12,384,414

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

**Table 2** is the estimated statewide economic impact of Crane I Solar Electric LLC (modeled).

Year	Employment			Personal Income		
	Direct	Indirect + Induced	Total	Direct	Indirect + Induced	Total
2027	250	1,297	1,547	\$12,500,000	\$113,964,844	\$126,464,844
2028	1	65	66	\$51,640	\$16,061,641	\$16,113,281
2029	1	20	21	\$51,640	\$9,713,985	\$9,765,625
2030	1	(11)	-10	\$51,640	\$4,587,032	\$4,638,672
2031	1	(32)	-31	\$51,640	\$1,413,204	\$1,464,844
2032	1	(40)	-39	\$51,640	-\$1,272,343	-\$1,220,703
2033	1	(42)	-41	\$51,640	-\$2,248,906	-\$2,197,266
2034	1	(40)	-39	\$51,640	-\$2,981,328	-\$2,929,688
2035	1	(34)	-33	\$51,640	-\$3,225,468	-\$3,173,828
2036	1	(28)	-27	\$51,640	-\$3,469,609	-\$3,417,969
2037	1	(26)	-25	\$51,640	-\$3,225,468	-\$3,173,828
2038	1	(22)	-21	\$51,640	-\$2,981,328	-\$2,929,688
2039	1	(15)	-14	\$51,640	-\$2,248,906	-\$2,197,266
2040	1	(15)	-14	\$51,640	-\$2,493,046	-\$2,441,406
2041	1	(13)	-12	\$51,640	-\$1,760,624	-\$1,708,984
2042	1	(11)	-10	\$51,640	-\$1,760,624	-\$1,708,984

Source: CPA REMI, Crane I Solar Electric LLC

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

Year	Estimated Taxable Value for I&S	Estimated Taxable Value for M&O		Crane ISD I&S Tax Levy	Crane ISD M&O Tax Levy	Crane ISD M&O and I&S Tax Levies	Crane County Tax Levy	Crane County FM & LR Tax Levy	Crane Memorial Hospital District Tax Levy	Crane County Water District Tax Levy	Estimated Total Property Taxes
			Tax Rate*	0.0874	0.8961		0.7622	0.0529	0.2815	0.2568	
2028	\$330,639,530	\$330,639,530		\$288,979	\$2,962,861	\$3,251,840	\$2,520,234	\$174,809	\$930,816	\$849,215	\$7,726,914
2029	\$287,462,650	\$287,462,650		\$251,242	\$2,575,953	\$2,827,195	\$2,191,127	\$151,982	\$809,265	\$738,319	\$6,717,887
2030	\$245,326,778	\$245,326,778		\$214,416	\$2,198,373	\$2,412,789	\$1,869,954	\$129,704	\$690,644	\$630,097	\$5,733,189
2031	\$204,398,697	\$204,398,697		\$178,644	\$1,831,617	\$2,010,261	\$1,557,988	\$108,066	\$575,423	\$524,978	\$4,776,716
2032	\$164,947,388	\$164,947,388		\$144,164	\$1,478,094	\$1,622,258	\$1,257,278	\$87,208	\$464,360	\$423,651	\$3,854,754
2033	\$136,837,026	\$136,837,026		\$119,596	\$1,226,197	\$1,345,792	\$1,043,013	\$72,346	\$385,224	\$351,452	\$3,197,827
2034	\$106,481,162	\$106,481,162		\$93,065	\$954,178	\$1,047,242	\$811,631	\$56,297	\$299,766	\$273,486	\$2,488,422
2035	\$73,685,741	\$73,685,741		\$64,401	\$660,298	\$724,699	\$561,655	\$38,958	\$207,440	\$189,254	\$1,722,006
2036	\$66,127,906	\$66,127,906		\$57,796	\$592,572	\$650,368	\$504,047	\$34,962	\$186,163	\$169,843	\$1,545,383
2037	\$66,127,906	\$66,127,906		\$57,796	\$592,572	\$650,368	\$504,047	\$34,962	\$186,163	\$169,843	\$1,545,383
2038	\$66,127,906	\$66,127,906		\$57,796	\$592,572	\$650,368	\$504,047	\$34,962	\$186,163	\$169,843	\$1,545,383
2039	\$66,127,906	\$66,127,906		\$57,796	\$592,572	\$650,368	\$504,047	\$34,962	\$186,163	\$169,843	\$1,545,383
2040	\$66,127,906	\$66,127,906		\$57,796	\$592,572	\$650,368	\$504,047	\$34,962	\$186,163	\$169,843	\$1,545,383
2041	\$66,127,906	\$66,127,906		\$57,796	\$592,572	\$650,368	\$504,047	\$34,962	\$186,163	\$169,843	\$1,545,383
2042	\$66,127,906	\$66,127,906		\$57,796	\$592,572	\$650,368	\$504,047	\$34,962	\$186,163	\$169,843	\$1,545,383
			Total	\$1,759,077	\$18,035,575	\$19,794,652	\$15,341,207	\$1,064,101	\$5,666,081	\$5,169,353	\$47,035,394

Source: CPA, Crane I Solar Electric LLC

\*Tax Rate per \$100 Valuation

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

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

Year	Estimated Taxable Value for I&S	Estimated Taxable Value for M&O		Crane ISD I&S Tax Levy	Crane ISD M&O Tax Levy	Crane ISD M&O and I&S Tax Levies	Crane County Tax Levy	Crane County FM & LR Tax Levy	Crane Memorial Hospital District Tax Levy	Crane County Water District Tax Levy	Estimated Total Property Taxes
			Tax Rate*	0.0874	0.8961		0.7622	0.0529	0.2815	0.2568	
2028	\$330,639,530	\$30,000,000		\$288,979	\$268,830	\$557,809	\$2,520,234	\$174,809	\$930,816	\$849,215	\$5,032,883
2029	\$287,462,650	\$30,000,000		\$251,242	\$268,830	\$520,072	\$2,191,127	\$151,982	\$809,265	\$738,319	\$4,410,764
2030	\$245,326,778	\$30,000,000		\$214,416	\$268,830	\$483,246	\$1,869,954	\$129,704	\$690,644	\$630,097	\$3,803,645
2031	\$204,398,697	\$30,000,000		\$178,644	\$268,830	\$447,474	\$1,557,988	\$108,066	\$575,423	\$524,978	\$3,213,929
2032	\$164,947,388	\$30,000,000		\$144,164	\$268,830	\$412,994	\$1,257,278	\$87,208	\$464,360	\$423,651	\$2,645,491
2033	\$136,837,026	\$30,000,000		\$119,596	\$268,830	\$388,426	\$1,043,013	\$72,346	\$385,224	\$351,452	\$2,240,460
2034	\$106,481,162	\$30,000,000		\$93,065	\$268,830	\$361,895	\$811,631	\$56,297	\$299,766	\$273,486	\$1,803,074
2035	\$73,685,741	\$30,000,000		\$64,401	\$268,830	\$333,231	\$561,655	\$38,958	\$207,440	\$189,254	\$1,330,538
2036	\$66,127,906	\$30,000,000		\$57,796	\$268,830	\$326,626	\$504,047	\$34,962	\$186,163	\$169,843	\$1,221,641
2037	\$66,127,906	\$30,000,000		\$57,796	\$268,830	\$326,626	\$504,047	\$34,962	\$186,163	\$169,843	\$1,221,641
2038	\$66,127,906	\$66,127,906		\$57,796	\$592,572	\$650,368	\$504,047	\$34,962	\$186,163	\$169,843	\$1,545,383
2039	\$66,127,906	\$66,127,906		\$57,796	\$592,572	\$650,368	\$504,047	\$34,962	\$186,163	\$169,843	\$1,545,383
2040	\$66,127,906	\$66,127,906		\$57,796	\$592,572	\$650,368	\$504,047	\$34,962	\$186,163	\$169,843	\$1,545,383
2041	\$66,127,906	\$66,127,906		\$57,796	\$592,572	\$650,368	\$504,047	\$34,962	\$186,163	\$169,843	\$1,545,383
2042	\$66,127,906	\$66,127,906		\$57,796	\$592,572	\$650,368	\$504,047	\$34,962	\$186,163	\$169,843	\$1,545,383
			Total	\$1,759,077	\$5,651,161	\$7,410,238	\$15,341,207	\$1,064,101	\$5,666,081	\$5,169,353	\$34,650,980
			Diff	\$0	\$12,384,414	\$12,384,414	\$0	\$0	\$0	\$0	\$12,384,414

Assumes School Value Limitation.

Source: CPA, Crane I Solar Electric LLC

\*Tax Rate per \$100 Valuation

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

### Attachment B – Tax Revenue before 25<sup>th</sup> Anniversary of Limitation Start

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

	Tax Year	Estimated ISD M&O Tax Levy Generated (Annual)	Estimated ISD M&O Tax Levy Generated (Cumulative)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Annual)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Cumulative)
<b>Limitation Pre-Years</b>	2025	\$0	\$0	\$0	\$0
	2026	\$0	\$0	\$0	\$0
	2027	\$0	\$0	\$0	\$0
<b>Limitation Period (10 Years)</b>	2028	\$268,830	\$268,830	\$2,694,031	\$2,694,031
	2029	\$268,830	\$537,660	\$2,307,123	\$5,001,154
	2030	\$268,830	\$806,490	\$1,929,543	\$6,930,697
	2031	\$268,830	\$1,075,320	\$1,562,787	\$8,493,484
	2032	\$268,830	\$1,344,150	\$1,209,264	\$9,702,747
	2033	\$268,830	\$1,612,980	\$957,367	\$10,660,114
	2034	\$268,830	\$1,881,810	\$685,348	\$11,345,461
	2035	\$268,830	\$2,150,640	\$391,468	\$11,736,929
	2036	\$268,830	\$2,419,470	\$323,742	\$12,060,672
	2037	\$268,830	\$2,688,300	\$323,742	\$12,384,414
<b>Maintain Viable Presence (5 Years)</b>	2038	\$592,572	\$3,280,872	\$0	\$12,384,414
	2039	\$592,572	\$3,873,444	\$0	\$12,384,414
	2040	\$592,572	\$4,466,016	\$0	\$12,384,414
	2041	\$592,572	\$5,058,589	\$0	\$12,384,414
	2042	\$592,572	\$5,651,161	\$0	\$12,384,414
<b>Additional Years as Required by 313.026(c)(1) (10 Years)</b>	2043	\$592,572	\$6,243,733	\$0	\$12,384,414
	2044	\$592,572	\$6,836,305	\$0	\$12,384,414
	2045	\$592,572	\$7,428,877	\$0	\$12,384,414
	2046	\$592,572	\$8,021,449	\$0	\$12,384,414
	2047	\$592,572	\$8,614,022	\$0	\$12,384,414
	2048	\$592,572	\$9,206,594	\$0	\$12,384,414
	2049	\$592,572	\$9,799,166	\$0	\$12,384,414
	2050	\$592,572	\$10,391,738	\$0	\$12,384,414
	2051	\$592,572	\$10,984,310	\$0	\$12,384,414
	2052	\$592,572	\$11,576,882	\$0	\$12,384,414
		<b>\$11,576,882</b>	is less than	<b>\$12,384,414</b>	
<b>Analysis Summary</b>					
Is the project reasonably likely to generate tax revenue in an amount sufficient to offset the M&O levy loss as a result of the limitation agreement?					<b>No</b>
NOTE: The analysis above only takes into account this project's estimated impact on the M&O portion of the school district property tax levy directly related to this project. Source: CPA, Crane I Solar Electric LLC					

Year	Employment			Personal Income			Revenue & Expenditure		
	Direct	Indirect + Induced	Total	Direct	Indirect + Induced	Total	Revenue	Expenditure	Net Tax Effect
2027	250	1,297	1,547	\$12,500,000	\$113,964,844	\$126,464,844	10864257.8	-2967834.5	\$13,832,092
2028	1	65	66	\$51,640	\$16,061,641	\$16,113,281	518798.8	1037597.7	-\$518,799
2029	1	20	21	\$51,640	\$9,713,985	\$9,765,625	373840.3	1045227.1	-\$671,387
2030	1	(11)	-10	\$51,640	\$4,587,032	\$4,638,672	144958.5	976562.5	-\$831,604
2031	1	(32)	-31	\$51,640	\$1,413,204	\$1,464,844	0	869751	-\$869,751
2032	1	(40)	-39	\$51,640	-\$1,272,343	-\$1,220,703	-53405.8	770568.8	-\$823,975
2033	1	(42)	-41	\$51,640	-\$2,248,906	-\$2,197,266	-76293.9	610351.6	-\$686,646
2034	1	(40)	-39	\$51,640	-\$2,981,328	-\$2,929,688	-144958.5	495910.6	-\$640,869
2035	1	(34)	-33	\$51,640	-\$3,225,468	-\$3,173,828	-198364.3	373840.3	-\$572,205
2036	1	(28)	-27	\$51,640	-\$3,469,609	-\$3,417,969	-228881.8	251770	-\$480,652
2037	1	(26)	-25	\$51,640	-\$3,225,468	-\$3,173,828	-236511.2	144958.5	-\$381,470
2038	1	(22)	-21	\$51,640	-\$2,981,328	-\$2,929,688	-259399.4	68664.6	-\$328,064
2039	1	(15)	-14	\$51,640	-\$2,248,906	-\$2,197,266	-289917	-22888.2	-\$267,029
2040	1	(15)	-14	\$51,640	-\$2,493,046	-\$2,441,406	-305175.8	-106811.5	-\$198,364
2041	1	(13)	-12	\$51,640	-\$1,760,624	-\$1,708,984	-320434.6	-175476.1	-\$144,959
2042	1	(11)	-10	\$51,640	-\$1,760,624	-\$1,708,984	-289917	-221252.4	-\$68,665
2043	1	(9)	-8	\$51,640	-\$2,004,765	-\$1,953,125	-289917	-251770	-\$38,147
2044	1	(11)	-10	\$51,640	-\$1,516,484	-\$1,464,844	-305175.8	-251770	-\$53,406
2045	1	(9)	-8	\$51,640	-\$1,516,484	-\$1,464,844	-350952.1	-343322.8	-\$7,629
2046	1	(11)	-10	\$51,640	-\$1,516,484	-\$1,464,844	-289917	-350952.1	\$61,035
2047	1	(7)	-6	\$51,640	-\$1,028,203	-\$976,563	-244140.6	-358581.5	\$114,441
2048	1	(3)	-2	\$51,640	-\$51,640	\$0	-228881.8	-404357.9	\$175,476
2049	1	(5)	-4	\$51,640	-\$1,516,484	-\$1,464,844	-228881.8	-434875.5	\$205,994
2050	1	(5)	-4	\$51,640	-\$539,921	-\$488,281	-213623	-434875.5	\$221,253
2051	1	(5)	-4	\$51,640	-\$51,640	\$0	-228881.8	-503540	\$274,658
2052	1	(11)	-10	\$51,640	-\$1,516,484	-\$1,464,844	-289917	-495910.6	\$205,994
2053	1	(13)	-12	\$51,640	-\$2,004,765	-\$1,953,125	-320434.6	-534057.6	\$213,623
2054	1	(15)	-14	\$51,640	-\$2,981,328	-\$2,929,688	-335693.4	-564575.2	\$228,882
<b>Total</b>							<b>\$6,172,180</b>	<b>-\$1,777,649</b>	<b>\$7,949,829</b>
							<b>\$19,526,711</b>	is greater than	<b>\$12,384,414</b>
<b>Analysis Summary</b>									
Is the project reasonably likely to generate tax revenue in an amount sufficient to offset the M&O levy loss as a result of the limitation agreement?									<b>Yes</b>

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



## Attachment C – Limitation as a Determining Factor

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

### Methodology

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

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

### Determination

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

- Per Crane I Solar Electric LLC. in Tab 5 of their Application for a Limitation on Appraised Value:
  - A. “ACP Development, LLC is a U.S. developer of solar projects and has operations in several regions within the contiguous United States. ACP Development, LLC has the ability to locate solar farms anywhere in the U.S. and bases its decision to deploy capital on projects with the best return on investment. For these reasons, the applicant studies and compares the economic returns at various competing sites throughout the market areas where solar development is attractive. Without a Limitation on Appraised Value, the economics of the project become far less attractive and the applicant would allocate its financial resources to alternative sites outside the State of Texas with more favorable economic returns which would include Oklahoma, Kansas, Nebraska and Montana.”
  - B. “The information provided in this Attachment and throughout the Application has been assembled to provide the reviewer with the best possible information to make an assessment and determination of the critical nature of the Limitation on Appraised Value to the feasibility of the project. The financial viability of the project is contingent on receiving the Chapter 313 [Appraised] Value Limitation, and the project cannot move forward without it.”
- The Applicant previously submitted Application #1234. Application 1234 was for Crane I Solar Electric LLC and the agreement was executed on November 15, 2018. The agreement was terminated on September 3, 2021.
- Key facts of the proposed project per Tab 4 and Tab 5 of the Application:
  - A. “Aspen Creek Power is the parent entity of Crane I Solar Electric LLC and through its development arm (ACP Development, LLC), bought the equity interest in the Crane I Solar Electric LLC from their prior owner, Crane Solar Electric Holding Co. LLC.”



- B. "The applicant is developing a utility scale single axis tracker photovoltaic facility ... capable of generating approximately 205 MWac and will cover a surface area approximately 1,500 acres."
- C. "... 100% of the entire project is planned to be installed in Crane ISD and Crane County."
- Supplemental information provided by the applicant and per Tab 4 of the Application indicated the following:
  - A. Is the project name found in the application – Crane I Solar Electric LLC– currently known by any other project names? *The project is not currently known by any other project names.*
  - B. Please also list any other names by which this project may have been known in the past--in media reports, investor presentations, any listings with any federal or state agency, listed under different trade names, etc. *The project has not been known by any other names in the past.*
  - C. Has this project applied to ERCOT at this time? If so, please provide the project's INR number and when was it assigned. *Yes, the project has applied to ERCOT and received the following GINR number for the solar component of the project: 20INR0143. The date the GINR # was assigned was 8/1/2018. Updated tab 4 of application per request. The number and date are noted in Tab 4. Among the QI/QP is battery or battery system. Same question has a number been assigned to the battery/battery system and if so when was it assigned? The project has not applied nor received a GINR # for the potential battery or battery system associated with this application at this time.*

#### **Supporting Information**

- a) Section 8 of the Application for a Limitation on Appraised Value
- b) Attachments provided in Tab 5 of the Application for a Limitation on Appraised Value
- c) Attachments provided in Tab 4 of the Application for a Limitation on Appraised Value
- d) Additional information provided by the Applicant or located by the Comptroller

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

## **Supporting Information**

Section 8 of the Application for  
a Limitation on Appraised Value

## SECTION 8: Limitation as Determining Factor

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

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

## SECTION 9: Projected Timeline

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

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

4a. For the beginning of the limitation period, notate which one of the following will apply according to provision of 313.027(a-1)(2):

- ☐ A. January 1 following the application date ☐ B. January 1 following the end of QTP  
☒ C. January 1 following the commencement of commercial operations

5. Commencement of commercial operations 12/31/2027

## SECTION 10: The Property

1. County or counties in which the proposed project will be located Crane County
2. Central Appraisal District (CAD) that will be responsible for appraising the property Crane 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>Crane, 0.8961%, 100%</u> <small>(Name, tax rate and percent of project)</small>	I&S (ISD): <u>Crane, 0.0874%, 100%</u> <small>(Name, tax rate and percent of project)</small>
County: <u>Crane, 0.76223%, 100%</u> <small>(Name, tax rate and percent of project)</small>	City: <u>n/a</u> <small>(Name, tax rate and percent of project)</small>
Hospital District: <u>Crane Memorial Hospital, 0.28152%, 100%</u> <small>(Name, tax rate and percent of project)</small>	Water District: <u>Crane Co Water Dist, 0.25684%, 100%</u> <small>(Name, tax rate and percent of project)</small>
Other (describe): <u>Crane County FM LR, .05287%, 100%</u> <small>(Name, tax rate and percent of project)</small>	Other (describe): <u>n/a</u> <small>(Name, tax rate and percent of project)</small>

## **Supporting Information**

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



Chapter 313 Application to Crane ISD

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**CHECKLIST ITEM #5**

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

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

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

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

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

Aspen Creek Power is the parent entity of Crane I Solar Electric LLC and through its development arm (ACP Development, LLC), bought the equity interest in the Crane I Solar Electric LLC from their prior owner, Crane Solar Electric Holding Co. LLC. ACP Development, LLC is a U.S. developer of solar projects, and has operations in several regions within the contiguous United States. ACP Development, LLC has the ability to locate solar farms anywhere in the U.S. and bases its decision to deploy capital on projects with the best return on investment. For these reasons, the applicant studies and compares the economic returns at various competing sites throughout the market areas where solar development is attractive. Without a Limitation on Appraised Value, the economics of the project become far less attractive and the applicant would allocate its financial resources to alternative sites outside the State of Texas with more favorable economic returns which would include:

**Alternative Sites Outside Texas**

- Oklahoma
- Kansas
- Nebraska
- Montana

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ATTACHMENT TO APPLICATION FOR CHAPTER 313 APPRAISED VALUE  
LIMITATION TO CRANE ISD



#### Chapter 313 Application to Crane ISD

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**10. Are you submitting information to assist in the determination as to whether the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in Texas?**

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

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ATTACHMENT TO APPLICATION FOR CHAPTER 313 APPRAISED VALUE  
LIMITATION TO CRANE ISD

## **Supporting Information**

Attachments provided in Tab 4  
of the Application for a  
Limitation on Appraised Value



Chapter 313 Application to Crane ISD

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**CHECKLIST ITEM #4**

**Detailed Description of Project**

The applicant is developing a utility scale single axis tracker photovoltaic facility designed to use solar power to generate electricity. The project will be capable of generating approximately 205 MWac and will cover a surface area approximately 1,500 acres. The exact capacity and specific technology will be determined during the design process, and so the exact location of the improvements cannot be specified at this time. In addition, 100% of the entire project is planned to be installed in Crane ISD and Crane County.

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

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

The applicant applied on 2/10/2017 to ERCOT and received the following GINR number on 8/1/2018 for the solar component: 20INR0143. At the time of this application, the applicant has not applied nor received a GINR number associated with a potential battery or battery system associated with this application. This project may have been known by Crane I Solar Electric LLC in past media reports, investor presentations, and other listings with federal or state agency.

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ATTACHMENT TO APPLICATION FOR CHAPTER 313 APPRAISED VALUE  
LIMITATION TO CRANE ISD



## **Supporting Information**

Additional information  
provided by the Applicant or  
located by the Comptroller

COMPTROLLER QUERY RELATED TO TAX CODE CHAPTER 313.026(c)(2)  
Crane ISD – Crane I Solar Electric LLC App. #1796

Comptroller Questions (via email on May 23, 2022):

- 1) Is project name found in the application – Crane I Solar Electric LLC– currently known by any other project names?
- 2) Please also list any other names by which this project may have been known in the past--in media reports, investor presentations, or any listings with any federal or state agency or listed under different trade names, etc.
- 3) Has this project applied to ERCOT at this time? If so, please provide the project's GINR number and when was it assigned. The number and date are noted in Tab 4. Among the QI/QP is battery or battery system. Same question has a number been assigned to the battery/battery system and if so when was it assigned?

Company Consultant Response (via email on May 25, 2022):

- 1) *The project is not currently known by any other project.*
- 2) *The project has not been known by any other names in the past.*
- 3) *Yes, the project has applied to ERCOT and received the following GINR number for the solar component of the project: 20INR0143. The date the GINR # was assigned was 8/1/2018. Updated tab 4 of application per request. The project has not applied nor received a GINR # for the potential battery or battery system associated with this application at this time.*

Findings and Order of the Crane Independent School District  
Board of Trustees under the Texas Economic Development Act on the Application Submitted by  
Crane I Solar Electric LLC (Tax ID 32065393657) (Application #1796)

**EXHIBIT B**

**Summary of Financial Impact on  
Crane Independent School District Prepared by  
Jigsaw, School Finance Solutions, LLC**

**SUMMARY OF THE FINANCIAL IMPACT OF THE PROPOSED  
CRANE I SOLAR ELECTRIC LLC PROJECT  
(APPLICATION # 1796)  
ON THE FINANCES OF  
CRANE INDEPENDENT SCHOOL DISTRICT  
UNDER A REQUESTED  
CHAPTER 313 APPRAISED VALUE LIMITATION**

**PREPARED BY  
JIGSAW, SCHOOL FINANCE SOLUTIONS, LLC  
September 28, 2022**

## Introduction

Crane I Solar Electric LLC has submitted an application to the Crane Independent School District requesting a property value limitation on a proposed project, located within the school district boundaries, under Chapter 313 of the Texas Tax Code. The proposed project is located in Crane County, TX for the purpose of renewable energy electric generation. The Crane I Solar Electric LLC estimates that the total investment in this project will be in excess of \$331 million.

Local government entities in Texas, including school districts, rely heavily on the ad valorem property tax to fund operations and building projects. Thus, the property tax burden that Texas imposes on individuals and business entities is higher compared to most other states. Seeking to encourage economic development and to attract large scale capital investment, the 77th Texas Legislature in 2001 enacted House Bill 1200 creating Tax Code Chapter 313, the Texas Economic Development Act. The act as amended by the legislature in 2007, 2009, and 2013 now grants eligibility to companies engaging in manufacturing, advanced clean energy projects, research and development, clean coal projects, renewable electric energy generation, electric power generation using integrated gasification combined cycle technology, nuclear electric power generation and a computer center used primarily in connection to one of the other categories, or a Texas Priority Project. Under the provisions of this law, the Crane ISD may grant a value limitation for maintenance and operation taxes in the amount of \$30 million dollars for a period of ten years.

The application calls for the project to be taxable for both M&O (maintenance and operation) and I&S (interest and sinking) starting with the 2026-27 school year. Beginning with the 2028-29 school year, the value of the project would be limited to \$30 million for M&O tax purposes and remain limited through the 2037-38 school year. The full value of the project will be taxable for debt service purposes using the I&S tax rate in all years of the agreement.

Projected Revenue Protection Payment to the district -	\$2,569,265
Projected Supplemental Payments to the district -	\$1,591,500
Projected Total Revenue to the district per agreement -	\$4,160,765
Projected Total Tax Savings to Company after all Payments -	\$7,650,104

### **School Finance Mechanics**

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

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

Crane ISD is considered a property wealthy district from the perspective of wealth per student, and Crane ISD M&O revenue is split between funding generated from local ad valorem property taxes and state funding. In attempting to provide some degree of funding equity among school districts, the formulas provide guaranteed yields for both Tier I (formula funding) and for Tier II (enrichment). For those districts that generate local revenue in excess of entitlement amounts, the excess revenue is recaptured. Under prior law, recapture was a function of excess property wealth per weighted student. The system continues to rely on both golden (equalized up to \$98.56/WADA) and copper (equalized up to \$49.28/WADA) enrichment pennies (Tier II tax rate). Under HB 3 as modified by HB 1525, districts can access up to 8 golden pennies. Copper pennies will be compressed in manner that generates the same revenue for the compressed number of pennies as were taxed under old law.



Table 1 Base District Information  
 Crane ISD, Crane I Solar Electric LLC, Project #1796

Year of Agreement	School Year	ADA	WADA	Assumed M&O Tax Rate	Assumed I&S Tax Rate	Property Value Without Project	Project Values	Property Value No Limit	Property Value With Limit	Property Value with Project per WADA	Property Value with Limitation per WADA
0	2021-22	1,061	1,639	\$0.8546	\$0.0925	\$1,889,291,579	\$0	\$1,889,291,579	\$1,889,291,579	\$1,162,710	\$1,162,710
0	2022-23	1,061	1,639	\$0.8546	\$0.0925	\$1,889,291,579	\$0	\$1,889,291,579	\$1,889,291,579	\$1,162,710	\$1,162,710
0	2023-24	1,061	1,639	\$0.8546	\$0.0925	\$1,889,291,579	\$0	\$1,889,291,579	\$1,889,291,579	\$1,162,710	\$1,162,710
0	2024-25	1,061	1,639	\$0.8546	\$0.0925	\$1,889,291,579	\$0	\$1,889,291,579	\$1,889,291,579	\$1,162,710	\$1,162,710
0	2025-26	1,061	1,639	\$0.8546	\$0.0925	\$1,889,291,579	\$0	\$1,889,291,579	\$1,889,291,579	\$1,162,710	\$1,162,710
QTP 1	2026-27	1,061	1,639	\$0.8546	\$0.0925	\$1,889,291,579	\$0	\$1,889,291,579	\$1,889,291,579	\$1,162,710	\$1,162,710
QTP 2	2027-28	1,061	1,639	\$0.8546	\$0.0925	\$1,889,291,579	\$0	\$1,889,291,579	\$1,889,291,579	\$1,162,710	\$1,162,710
L 1	2028-29	1,061	1,639	\$0.8546	\$0.0925	\$1,889,291,579	\$330,639,530	\$2,219,931,108	\$1,919,291,579	\$1,354,442	\$1,171,014
L 2	2029-30	1,061	1,639	\$0.8546	\$0.0925	\$1,889,291,579	\$287,462,650	\$2,176,754,229	\$1,919,291,579	\$1,328,099	\$1,171,014
L 3	2030-31	1,061	1,639	\$0.8546	\$0.0925	\$1,889,291,579	\$245,326,778	\$2,134,618,357	\$1,919,291,579	\$1,302,391	\$1,171,014
L 4	2031-32	1,061	1,639	\$0.8546	\$0.0925	\$1,889,291,579	\$204,398,897	\$2,093,690,276	\$1,919,291,579	\$1,277,419	\$1,171,014
L 5	2032-33	1,061	1,639	\$0.8546	\$0.0925	\$1,889,291,579	\$164,947,388	\$2,054,238,966	\$1,919,291,579	\$1,253,349	\$1,171,014
L 6	2033-34	1,061	1,639	\$0.8546	\$0.0925	\$1,889,291,579	\$136,837,026	\$2,026,128,606	\$1,919,291,579	\$1,236,198	\$1,171,014
L 7	2034-35	1,061	1,639	\$0.8546	\$0.0925	\$1,889,291,579	\$106,481,162	\$1,995,772,741	\$1,919,291,579	\$1,217,677	\$1,171,014
L 8	2035-36	1,061	1,639	\$0.8546	\$0.0925	\$1,889,291,579	\$73,685,741	\$1,962,977,319	\$1,919,291,579	\$1,197,668	\$1,171,014
L 9	2036-37	1,061	1,639	\$0.8546	\$0.0925	\$1,889,291,579	\$66,127,906	\$1,955,419,485	\$1,919,291,579	\$1,193,096	\$1,171,014
L 10	2037-38	1,061	1,639	\$0.8546	\$0.0925	\$1,889,291,579	\$66,127,906	\$1,955,419,485	\$1,919,291,579	\$1,193,096	\$1,171,014
MVP 1	2038-39	1,061	1,639	\$0.8546	\$0.0925	\$1,889,291,579	\$66,127,906	\$1,955,419,485	\$1,955,419,485	\$1,193,096	\$1,193,096
MVP 2	2039-40	1,061	1,639	\$0.8546	\$0.0925	\$1,889,291,579	\$66,127,906	\$1,955,419,485	\$1,955,419,485	\$1,193,096	\$1,193,096
MVP 3	2040-41	1,061	1,639	\$0.8546	\$0.0925	\$1,889,291,579	\$66,127,906	\$1,955,419,485	\$1,955,419,485	\$1,193,096	\$1,193,096
MVP 4	2041-42	1,061	1,639	\$0.8546	\$0.0925	\$1,889,291,579	\$66,127,906	\$1,955,419,485	\$1,955,419,485	\$1,193,096	\$1,193,096
MVP 5	2042-43	1,061	1,639	\$0.8546	\$0.0925	\$1,889,291,579	\$66,127,906	\$1,955,419,485	\$1,955,419,485	\$1,193,096	\$1,193,096

Crane ISD does have a property wealth per weighted ADA that exceeds the second equalized wealth level per weighted ADA. Under prior law, Crane ISD was considered a Chapter 41 district and would have paid recapture. The implementation of HB 3 as modified by HB 1525, is not expected to alter Crane ISD's status in terms of being required to pay recapture. Crane I Solar Electric LLC is requesting that the value of the renewable energy electric generation facility be limited to \$30,000,000 in years one through ten of the agreement, corresponding to the 2028-29 school year through the 2037-38 school year. The full value of the project would be subject to interest and sinking (I&S) taxes levied by Crane ISD in all years of the agreement.

### Underlying Assumptions

A forecast of the financial impact the proposed value limitation agreement will have on Crane ISD's future revenue is critical information that will be very useful to the district when making the decision to grant the limitation and for the district's long-range financial planning process. Analysis for this application covers the 2022-23 through the 2042-43 school years.

The Revenue Protection Clause of the proposed agreement calls for the school district to be held harmless against any potential state and local maintenance and operation revenue losses as a result of the value limitation agreement. Revenue protection calculations are to be made using the definition of lost M&O revenue as found in section 1.2 of the negotiated definitions of the agreement, along with property tax laws and school funding formulas in place in years one through ten of the agreement. This stipulation is a statutory requirement under Section 313.027 of the Tax Code.

The approach used in this report was to predict base data including average daily attendance, M&O and I&S tax rates, maintenance and operation (M&O) tax collections and current year (CAD) values and prior year (CPTD) values for each year of the

agreement. For the purposes of this analysis, final 2020 CPTD values were used as well as TEA estimates of 2021 T2 values. These values have been included in the base data illustrated in **Table 1**.

To isolate the impact of the value limitation on the District's finances over the agreement, average daily attendance and maintenance and operation tax rates were held constant at levels that were projected to exist in the 2021-22 school year. An ADA of 1042, a WADA of 1621 and a 2021 compressed M&O tax rate of \$0.8546 were used for each year of the forecast. A tax collection rate of 100% is assumed in all of the calculations used in this analysis. 2021 CAD certified values were used in place of final T2 values which will not be available until summer of 2022. This value was used as the basis for subsequent current year (CAD) values in this report. Final 2020 T1, T2, T3 and T4 Comptroller Property Tax Division (CPTD) values, certified to school districts in late July, 2021, were used as a basis for predicting prior year (CPTD) values for each of the agreement years. The proposed agreement calls for Crane ISD to be held harmless against potential state and local revenue losses that might occur as a result of the value limitation being in effect for any given year of the agreement. In order to predict when and if these revenue losses may occur, a state and local revenue projection for the 2021-2022 school year was completed to serve as base line data and is displayed in **Table 2**. In any year of the limitation period where revenue loss occurs, as defined by the terms of the agreement, a Revenue Protection Payment is indicated for that year. The results of these calculations are illustrated in Table 3.

#### **Financial Impact on the School District**

Utilizing uncollected taxes as the definition of lost M&O revenue and the assumptions/methodology described above, total maintenance and operation revenue was estimated for each year of the agreement. **Table 3**, which summarizes the difference between the two models, indicates that there will be a total revenue loss of \$2.569 million over the course of the agreement. The revenue loss by the district, due to the agreement, is estimated to be mostly in the first year of the value limitation period.



Table 2		2022-2023 Projected Summary of Finances
Crane ISD, Crane I Solar Electric LLC, Project # 1796		
<b>Funding Elements</b>		
<b>Students</b>		
	Refined Average Daily Attendance (ADA)	1,061.000
	Weighted ADA (WADA)	1,639.270
<b>Property Values</b>		
	2020 State Certified Property Value (prior tax year)	\$1,339,611,780
	2022 State Certified Property Value (current tax year)	\$1,889,291,579
<b>Tax Rates and Collections</b>		
	2022 M&O Tax Rate (current tax year)	0.8546
	2022 (current tax year) Tier 1 M&O Tax Rate	0.8046
	Maximum Compressed Tax Rate	0.8046
	2022-2023 (current school year) M&O Tax Collections	15,872,043
	2022 (current tax year) I&S Tax Rate	0.0925
	2022-2023 (current school year) I&S Tax Collections	1,747,595
	2022-2023 (current school year) Total Tax Collections	17,619,638
<b>Funding Components</b>		
	District Basic Allotment * TR / MCR	\$6,160
	ASF ADA	\$1,041.960
	Per Capita Rate	\$450.000
<b>Tier I Allotments</b>		
	Total Cost of Tier I	\$9,952,323
	Local Fund Assignment	\$15,201,240
	Per Capita Distribution from Available School Fund (ASF)	\$468,882
<b>Foundation School Program (FSP) State Funding</b>		
	FSP State Share of Tier I	\$0
	Tier II	\$0
	Other Programs	\$1,465,237
	Total FSP Operations Funding	\$1,465,237
<b>State Aid by Fund Code / Object Code - Funding Source</b>		
	M&O State Aid	
	199/5812 - Foundation School Fund	\$1,465,237
	199/5811 - Available School Fund	\$468,882
	I&S State Aid	
	599/5829 - EDA	\$0
	599/5829 - Instructional Facilities Allotment (Bond)	\$0
	199/5829 - Instructional Facilities Allotment (Lease Purchase)	\$0
	Additional State Aid for Homestead Exemption for Facilities	\$0
<b>TOTAL FSP/ASF STATE AID</b>		<b>\$1,934,119</b>
<b>Local Revenue in Excess of Entitlement</b>		<b>\$5,459,978</b>

### **Financial Impact on the Taxpayer**

The terms of the proposed agreement call for the maintenance and operation (M&O) value of the project to be limited to \$30 million starting in school year 2028-29 and remaining limited through school year 2037-38. The potential gross and net tax savings to Crane I Solar Electric LLC are shown in Table 3. As stated earlier, an M&O tax rate of \$0.8546 and a collection rate of 100% is used throughout the calculations in this report. Table 3 shows gross tax savings due to the limitation of \$11.810 million over the length of the contract. Net tax savings are estimated to be \$7.678 million. To estimate supplemental payments to the school district of \$100 per ADA, a growth model was applied to the base ADA of 1061, which is the ADA projected for Crane ISD for the 2022-23 school year.

### **Facilities Funding Impact on the District**

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

### **Conclusion**

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

It should be noted; the Texas Legislature could take additional action that could potentially change the impact of this agreement on the finances of Crane ISD and result in estimates that differ significantly from the estimates presented in this analysis. Some of the factors that could significantly alter these estimates are legislative or administrative action by the Texas Legislature, the Texas Education Agency or the Comptroller of Public Accounts. Those actions could contain changes to the school

finance formulas, property value appraisals and tax exemptions. Other factors which could change, and will impact the estimates of this agreement, include increases or decreases to property values, district tax rates and student enrollment.

Table 3 Estimated Financial Impact  
Crane ISD, Crane | Solar Electric LLC, Project # 1796

Year of Agreement	School Year	Project Value	Estimated Taxable Value	Value Savings	Assumed M&O Tax Rate	Taxes Before Value Limit	Taxes after Value Limit	Tax Benefit to Company Before Revenue Protection	School District Revenue Losses	Estimated Net Tax Benefits	School District Benefit \$100 per ADA	Company Tax Benefit
0	2021-22	\$0	\$0	\$0	0.8561	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0	2022-23	\$0	\$0	\$0	0.8546	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0	2023-24	\$0	\$0	\$0	0.8546	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0	2024-25	\$0	\$0	\$0	0.8546	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0	2025-26	\$0	\$0	\$0	0.8546	\$0	\$0	\$0	\$0	\$0	\$0	\$0
QTP 1	2026-27	\$0	\$0	\$0	0.8546	\$0	\$0	\$0	\$0	\$0	\$106,100	-\$106,100
QTP 2	2027-28	\$0	\$0	\$0	0.8546	\$0	\$0	\$0	\$0	\$0	\$106,100	-\$106,100
L1	2028-29	\$330,639,530	\$30,000,000	\$300,639,530	0.8546	\$2,825,645	\$256,380	\$2,569,265	-\$2,569,265	\$0	\$106,100	-\$106,100
L2	2029-30	\$287,462,650	\$30,000,000	\$257,462,650	0.8546	\$2,466,656	\$256,380	\$2,200,276	\$0	\$2,200,276	\$106,100	\$2,094,176
L3	2030-31	\$245,326,778	\$30,000,000	\$215,326,778	0.8546	\$2,066,563	\$256,380	\$1,840,183	\$0	\$1,840,183	\$106,100	\$1,734,083
L4	2031-32	\$204,398,697	\$30,000,000	\$174,398,697	0.8546	\$1,746,791	\$256,380	\$1,490,411	\$0	\$1,490,411	\$106,100	\$1,384,311
L5	2032-33	\$164,947,388	\$30,000,000	\$134,947,388	0.8546	\$1,409,640	\$256,380	\$1,153,260	\$0	\$1,153,260	\$106,100	\$1,047,160
L6	2033-34	\$136,837,026	\$30,000,000	\$106,837,026	0.8546	\$1,169,409	\$256,380	\$913,029	\$0	\$913,029	\$106,100	\$806,929
L7	2034-35	\$106,481,162	\$30,000,000	\$76,481,162	0.8546	\$909,988	\$256,380	\$653,608	\$0	\$653,608	\$106,100	\$547,508
L8	2035-36	\$73,685,741	\$30,000,000	\$43,685,741	0.8546	\$629,718	\$256,380	\$373,338	\$0	\$373,338	\$106,100	\$267,238
L9	2036-37	\$66,127,906	\$30,000,000	\$36,127,906	0.8546	\$565,129	\$256,380	\$308,749	\$0	\$308,749	\$106,100	\$202,649
L10	2037-38	\$66,127,906	\$30,000,000	\$36,127,906	0.8546	\$565,129	\$256,380	\$308,749	\$0	\$308,749	\$106,100	\$202,649
MVP1	2038-39	\$66,127,906	\$66,127,906	\$0	0.8546	\$565,129	\$565,129	\$0	\$0	\$0	\$106,100	-\$106,100
MVP2	2039-40	\$66,127,906	\$66,127,906	\$0	0.8546	\$565,129	\$565,129	\$0	\$0	\$0	\$106,100	-\$106,100
MVP3	2040-41	\$66,127,906	\$66,127,906	\$0	0.8546	\$565,129	\$565,129	\$0	\$0	\$0	\$106,100	-\$106,100
MVP4	2041-42	\$66,127,906	\$66,127,906	\$0	0.8546	\$565,129	\$565,129	\$0	\$0	\$0	\$0	\$0
MVP5	2042-43	\$66,127,906	\$66,127,906	\$0	0.8546	\$565,129	\$565,129	\$0	\$0	\$0	\$0	\$0
TOTALS						\$17,200,315	\$5,389,445	\$11,810,869	-\$2,569,265	\$9,241,604	\$1,591,500	\$7,650,104

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

Findings and Order of the Crane Independent School District  
Board of Trustees under the Texas Economic Development Act on the Application Submitted by  
Crane I Solar Electric LLC (Tax ID 32065393657) (Application #1796)

**EXHIBIT C**

**Proposed Agreement between  
Crane Independent School District  
and Crane I Solar Electric LLC**

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

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by and between

**CRANE INDEPENDENT SCHOOL DISTRICT**

and

**CRANE I SOLAR ELECTRIC LLC**

(Texas Taxpayer ID #32065393657)

Comptroller Application #1796

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Dated

November 8, 2022

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

STATE OF TEXAS

§

COUNTY OF CRANE

§

THIS AGREEMENT FOR LIMITATION ON APPRAISED VALUE OF PROPERTY FOR SCHOOL DISTRICT MAINTENANCE AND OPERATIONS TAXES, hereinafter referred to as this “Agreement,” is executed and delivered by and between the **CRANE INDEPENDENT SCHOOL DISTRICT**, hereinafter referred to as the “District,” a lawfully created independent school district within the State of Texas operating under and subject to the TEXAS EDUCATION CODE, and **CRANE I SOLAR ELECTRIC LLC**, Texas Taxpayer Identification Number 32065393657 hereinafter referred to as the “Applicant.” The Applicant and the District are hereinafter sometimes referred to individually as a “Party” and collectively as the “Parties.”

**RECITALS**

**WHEREAS**, on March 29, 2022, the Superintendent of Schools of the Crane Independent School District, acting as agent of the Board of Trustees of the District, received from the Applicant an Application for Appraised Value Limitation on Qualified Property, pursuant to Chapter 313 of the TEXAS TAX CODE;

**WHEREAS**, on March 29, 2022, the Board of Trustees has acknowledged receipt of the Application, and along with the requisite application fee as established pursuant to Section 313.025(a) of the TEXAS TAX CODE and Local District Policy CCG (Local), and agreed to consider the Application;

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

**WHEREAS**, the District and the Texas Comptroller’s Office have determined that the Application is complete and June 2, 2022 is the Application Review Start Date as that term is defined by 34 TEXAS ADMIN. CODE Section 9.1051;

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

**WHEREAS**, the Texas Comptroller’s Office reviewed the Application pursuant to Section 313.025 of the TEXAS TAX CODE, conducted an economic impact evaluation pursuant to Section 313.026 of the TEXAS TAX CODE, and on August 31, 2022, issued a certificate for limitation on appraised value of the property described in the Application and provided the certificate to the District;

**WHEREAS**, the District’s Board of Trustees, by other appropriate document, by letter dated October 21, 2022, extended the statutory deadline by which the District must consider the Application until

December 31, 2022, and the Comptroller was provided notice of such extension as set out under 34 TEXAS ADMIN. CODE Section 9.1054(d);

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

**WHEREAS**, on November 8, 2022, the Board of Trustees conducted a public hearing on the Application at which it solicited input into its deliberations on the Application from all interested parties within the District;

**WHEREAS**, on November 8, 2022, the Board of Trustees made factual findings pursuant to Section 313.025(f) of the TEXAS TAX CODE, including, but not limited to findings that: (i) the information in the Application is true and correct; (ii) the Applicant is eligible for the limitation on appraised value of the Applicant's Qualified Property; (iii) the project proposed by the Applicant is reasonably likely to generate tax revenue in an amount sufficient to offset the District's maintenance and operations ad valorem tax revenue lost as a result of the Agreement before the 25th anniversary of the beginning of the limitation period; (iv) the limitation on appraised value is a determining factor in the Applicant's decision to invest capital and construct the project in this State; and (v) this Agreement is in the best interest of the District and the State of Texas;

**WHEREAS**, on November 8, 2022, pursuant to the provisions of 313.025(f-1) of the TEXAS TAX CODE, the Board of Trustees waived the job creation requirement set forth in Section 313.051(b) of the TEXAS TAX CODE;

**WHEREAS**, on November 7, 2022, the Texas Comptroller's Office approved the form of this Agreement for a Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes;

**WHEREAS**, on November 8, 2022, the Board of Trustees approved the form of this Agreement for a Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes, and authorized the Board President and Secretary to execute and deliver such Agreement to the Applicant; and

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

## **ARTICLE I** **DEFINITIONS**

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

“Act” means the Texas Economic Development Act set forth in Chapter 313 of the TEXAS TAX



CODE, as amended.

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

“Applicant” means Crane I Solar Electric LLC, (Texas Taxpayer ID #32065393657), the entity listed in the Preamble of this Agreement and that is listed as the Applicant on the Application as of the Application Approval Date. The term “Applicant” shall also include the Applicant’s assigns and successors-in-interest as approved according to Sections 10.2 and 10.3 of this Agreement.

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

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

“Application” means the Application for Appraised Value Limitation on Qualified Property (Chapter 313, Subchapter B or C of the TEXAS TAX CODE) filed with the District by the Applicant on March 29, 2022. The term includes all forms required by the Comptroller, the schedules attached thereto, and all other documentation submitted by the Applicant for the purpose of obtaining an Agreement with the District. The term also includes all amendments and supplements thereto submitted by the Applicant.

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

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

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

“Appraisal District” means the Crane County Appraisal District.

“Board of Trustees” means the Board of Trustees of the Crane Independent School District.

“Commercial Operation” shall mean the date on which the Project described in the Application for Value Limitation Agreement becomes commercially operational and capable of being placed into service, such that it has been constructed and is capable of generating solar electric power and is connected to the grid.

“Comptroller” means the Texas Comptroller of Public Accounts, or the designated representative of the Texas Comptroller of Public Accounts acting on behalf of the Comptroller.

“Comptroller’s Rules” means the applicable rules and regulations of the Comptroller set forth in Chapter

34 TEXAS ADMIN. CODE Chapter 9, Subchapter F, together with any court or administrative decisions interpreting same.

“County” means Crane County, Texas.

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

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

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

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

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

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

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

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

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

“Qualified Property” has the meaning set forth in Section 313.021(2) of the TEXAS TAX CODE and as interpreted by the Comptroller’s Rules and the Texas Attorney General, as these provisions existed on the

Application Review Start Date.

“Qualifying Time Period” means the period defined in Section 2.3.C, during which the Applicant shall make investment on the Land where the Qualified Property is located in the amount required by the Act, the Comptroller’s Rules, and this Agreement.

“State” means the State of Texas.

“Supplemental Payment” means any payments or transfers of things of value made to the District or to any person or persons in any form if such payment or transfer of thing of value being provided is in recognition of, anticipation of, or consideration for the Agreement and that is not authorized pursuant to Sections 313.027(f)(1) or (2) of the TEXAS TAX CODE, and specifically includes any payments required pursuant to Article VI of this Agreement.

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

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

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

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

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

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

“Applicable School Finance Law” means the State constitution and laws, agency regulations and/or judicial rulings then controlling the public school finance system for Texas public schools and school districts generally and the District specifically that are in effect at the time of the Agreement’s execution.

“Cumulative Payments” means for each year of this Agreement the total of all payments calculated and owed under Articles IV, V and VI of this Agreement for the current Tax Year.

“Lost McO Revenue” means the reduction in Maintenance and Operations Tax Collections and any state aid (Tier II funding) to the District caused by, resulting from, or on account of the execution of this

Agreement for each year starting in the year of the Application Approval Date and ending on the Final Termination Date of this Agreement as calculated in accordance with Section 4.2.

“Maintenance and Operations Tax Revenue” means those revenues which the District receives from the levy of its annual ad valorem maintenance and operations tax pursuant to Section 48.002 of the TEXAS EDUCATION CODE and Article VII § 3 of the TEXAS CONSTITUTION and any state aid (Tier II funding) the District is or may be entitled to receive under Chapter 48 of the TEXAS EDUCATION CODE or its successor statute.

“Net Tax Benefit” means, for any Tax Year during the term of this Agreement, an amount equal to: (i) the amount of maintenance and operations ad valorem taxes which the Applicant would have paid to the District for such Tax Year during the term of this Agreement if this Agreement had not been entered into by the Parties; *minus*, (ii) the amount of maintenance and operations ad valorem school taxes actually paid to the District for such Tax Year.

“New M&O Revenue” means the local Maintenance and Operations Tax Collections and any state aid (Tier II funding) that the District actually received for the property that is the subject of this Agreement for the current Tax Year pursuant to the limitation on appraised value as set forth in this Agreement.

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

“Original M&O Revenue” means the local Maintenance and Operations Tax Collections and any state aid (Tier II funding) that the District would have received for the property that is the subject of this Agreement for the current Tax Year had this Agreement not been entered into by the Parties.

“Third Party” shall have the meaning set forth in Section 4.3.

## **ARTICLE II**

### **AUTHORITY, PURPOSE AND LIMITATION AMOUNTS**

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

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

### **Section 2.3. TERM OF THE AGREEMENT.**

- A. The Application Review Start Date for this Agreement is June 2, 2022, which will be used to determine the eligibility of the Applicant's Qualified Property and all applicable wage standards.
- B. The Application Approval Date for this Agreement is November 8, 2022.
- C. The Qualifying Time Period for this Agreement:
  - i. Starts on January 2, 2025, a date not later than January 1 of the fourth Tax Year following the Application Approval Date for deferrals, as authorized by §313.027(h) of the TEXAS TAX CODE; and
  - ii. Ends on December 31, 2027, the last day of the second complete Tax Year following the Qualifying Time Period start date.
- D. The Tax Limitation Period for this Agreement:
  - i. Starts on January 1, 2028, first complete Tax Year that begins after the date of the commencement of Commercial Operation; and
  - ii. Ends on December 31, 2037.
- E. The Final Termination Date for this Agreement is December 31, 2042.
- F. This Agreement, and the obligations and responsibilities created by this Agreement, shall be and become effective on the Application Approval Date identified in Section 2.3.B. This Agreement, and the obligations and responsibilities created by this Agreement, terminate on the Final Termination Date identified in Section 2.3.E, unless extended by the express terms of this Agreement.

**Section 2.4. TAX LIMITATION.** So long as the Applicant makes the Qualified Investment as required by Section 2.5, during the Qualifying Time Period, and unless this Agreement has been terminated as provided herein before such Tax Year, on January 1 of each Tax Year of the Tax Limitation Period, the Appraised Value of the Applicant's Qualified Property for the District's maintenance and operations ad valorem tax purposes shall not exceed the lesser of:

- A. the Market Value of the Applicant's Qualified Property; or
- B. \$30,000,000.

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

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

- A. have completed the Applicant's Qualified Investment in the amount of \$30,000,000 during the Qualifying Time Period;
- B. have created and maintained, subject to the provisions of Section 313.0276 of the TEXAS TAX CODE, New Qualifying Jobs as required by the Act; and
- C. pay an average weekly wage of at least \$1,132.50 for all New Non-Qualifying Jobs created by the Applicant.

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

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

education- related expenses related to the project, as more fully specified in Article V;

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

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

### **ARTICLE III** **QUALIFIED PROPERTY**

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

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

**Section 3.3. DESCRIPTION OF QUALIFIED PROPERTY.** The Qualified Property that is subject to the Tax Limitation Amount is described in **EXHIBIT 4**, which is attached hereto and incorporated herein by reference for all purposes. Property which is not specifically described in **EXHIBIT 4** shall not be considered by the District or the Appraisal District to be part of the Applicant's Qualified Property for purposes of this Agreement, unless by official action the Board of Trustees provides that such other property is a part of the Applicant's Qualified Property for purposes of this Agreement in compliance with Section 313.027(e) of the TEXAS TAX CODE, the Comptroller's Rules, and Section 10.2 of this Agreement.

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

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

### **ARTICLE IV** **PROTECTION AGAINST LOSS OF FUTURE DISTRICT REVENUES**

#### **Section 4.1. INTENT OF PARTIES.**

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

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

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

- i. For illustrative purposes only, are not intended to be relied upon, and have not been relied upon by the Parties as a prediction of future consequences to either Party to the Agreement;
- ii. Are based upon the Applicable School Finance Law; and,
- iii. May change in future years based upon changes in student enrollment, tax rate changes and project value as determined by the Appraisal District.

#### **Section 4.2 CALCULATING LOST M&O REVENUE.**

The amount to be paid by the Applicant to compensate the District for the Lost M&O Revenue resulting from, or on account of, this Agreement for each year starting in the year of the Application Approval Date and ending on Final Termination Date shall be determined in compliance with the Applicable School Finance Law and according to the following formulas:

- A. For the first year of the Tax Limitation Period, the Lost M&O Revenue owed by the Applicant to the District shall be an amount equal to Applicant's tax savings for such year under this Agreement, calculated as (i) the amount of maintenance and operations ad valorem taxes that the applicant would have paid to the District for the first year of the Tax Limitation Period if this Agreement had not been entered into by the Parties *minus* (ii) the amount of maintenance and operations ad valorem school taxes actually paid by the Applicant for such year.
- B. For each of the nine (9) remaining years of the Tax Limitation Period, Lost M&O Revenue for each year shall be calculated by taking (i) the taxable value of Qualified Property for interest and sinking fund purposes for that respective year, *minus* (ii) the highest certified taxable value for interest and sinking fund purposes for any tax year of the tax limitation period (iii) *times* the District's maintenance and operations tax rate for each respective year.

In making the calculations required by this Section 4.2:

- i. The Taxable Value of property for each school year will be determined by the Appraisal District.
- ii. For purposes of this calculation, the tax collection rate on the Applicant's Qualified Property will be presumed to be one hundred percent (100%).
- iii. If, for any year of this Agreement, the difference between the Original M&O Revenue and the New M&O Revenue, as calculated under this Section 4.2 of this Agreement, results in a negative number, the negative number will be considered to be zero.
- iv. For all calculations made for years during the Tax Limitation Period under this Section 4.2 of this Agreement, Subsection ii of this subsection will reflect the Tax Limitation Amount for such year.
- v. All calculations made under this Section 4.2 shall be made by a methodology which isolates only the full Maintenance and Operation Revenue impact caused by this Agreement. The Applicant shall not be responsible to reimburse the District for other revenue losses created by other agreements, or on account of or otherwise arising out of any other factors not contained in this Agreement.

#### **Section 4.3. CALCULATIONS TO BE MADE BY THIRD PARTY.**

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

#### **Section 4.4. DATA USED FOR CALCULATIONS.**

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

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

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



be readjusted, if necessary, based on the outcome of the appeal as set forth below.

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

#### **Section 4.6. DELIVERY OF CALCULATIONS.**

On or before November 1 of each year for which this Agreement is effective, the Third Party appointed pursuant to Section 4.3 of this Agreement shall forward to the Parties a certification containing the calculations required under this Article IV, Article V, and Article VI of this Agreement in sufficient detail to allow the Parties to understand the manner in which the calculations were made. The Third Party shall simultaneously submit its invoice for fees for services rendered to the Parties, if any fees are being claimed, which fee shall be the sole responsibility of the District, but subject to the provisions of Section 4.8, below. Upon reasonable prior notice, the employees and agents of the Applicant shall have access, at all reasonable times, to the Third Party's calculations, records, and correspondence pertaining to the calculation and fee for the purpose of verification. The Third Party shall maintain supporting data consistent with generally accepted accounting practices, and the employees and agents of the Applicant shall have the right to reproduce and retain for purpose of audit, any of these documents. The Third Party shall preserve all documents pertaining to the calculation until four (4) years after the Final Termination Date of this Agreement. The Applicant shall not be liable for any of the Third Party's costs resulting from an audit of the Third Party's books, records, correspondence, or work papers pertaining to the calculations contemplated by this Agreement.

#### **Section 4.7. STATUTORY CHANGES AFFECTING MAINTENANCE & OPERATION REVENUE.**

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

#### **Section 4.8. PAYMENT BY APPLICANT.**

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

#### **Section 4.9. RESOLUTION OF DISPUTES.**

Should the Applicant disagree with the Third Party calculations made pursuant to this Article IV of this Agreement, the Applicant may appeal the findings, in writing, to the Third Party within thirty (30) days following the later of (i) receipt of the certification, or (ii) the date the Applicant is granted access to the books, records, and other information in accordance with Section 4.4 for purposes of auditing or reviewing the information in connection with the certification. Within thirty (30) days of receipt of the Applicant's appeal, the Third Party will issue, in writing, a final determination of the calculations. Thereafter, the Applicant may appeal the final determination of the certification containing the calculations to the District's Board of Trustees within thirty (30) days after receipt of the final determination of the calculations. Any appeal by the Applicant of the final determination of calculations shall in no way limit Applicant's other rights and remedies available hereunder, at law or in equity.

#### **Section 4.10. PAYMENT LIMITATION; AGGREGATE LIMIT.**

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

### **ARTICLE V** **PAYMENT OF EXTRAORDINARY EDUCATION-RELATED EXPENSES**

#### **Section 5.1. PAYMENT OF EXTRAORDINARY EDUCATION-RELATED EXPENSES.**

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

## **ARTICLE VI**

### **SUPPLEMENTAL PAYMENTS**

#### **Section 6.1. SUPPLEMENTAL PAYMENTS.**

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

#### **Section 6.2. SUPPLEMENTAL PAYMENT LIMITATION.**

Notwithstanding the foregoing:

A. the total of the Supplemental Payments made pursuant to this Article shall not exceed for any calendar year of this Agreement an amount equal to the greater of One Hundred Dollars (\$100.00) per student per year in average daily attendance, as defined by Section 48.005 of the TEXAS EDUCATION CODE, or Fifty Thousand Dollars (\$50,000.00) per year times the number of years beginning with the first complete or partial year of the Qualifying Time Period identified in Section 2.3.C and ending with the year for which the Supplemental Payment is being calculated minus all Supplemental Payments previously made by the Application;

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

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

D. For purposes of this Agreement, the calculation of the limit of the annual Supplemental Payment shall be the greater of \$50,000 or \$100 multiplied by the District's Average Daily Attendance as calculated pursuant to Section 48.005 of the TEXAS EDUCATION CODE, based upon the District's Average Daily Attendance for the previous school year.

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

For each Tax Year beginning with the period starting the first full or partial year of the Qualifying Time Period (2025) and ending December 31 of the third year following the end of the Tax Limitation Period (2040), Supplemental Payments shall be owed. The amount of each Supplemental Payment shall be equal to the limitation amount calculated in accordance with Section 6.2 above, except that for all Tax Years during the Tax Limitation Period, the supplemental payment amount shall be subject to the Aggregate Limit as

provided in the following paragraph.

If, for any Tax Year during the Tax Limitation Period of this Agreement the Cumulative Payments calculated under Sections IV, V and VI of this Agreement, exceed the Aggregate Limit for such Tax Year, the Applicant's Supplemental Payment amount for each Tax Year shall be reduced by the difference between the Cumulative Payments and the Aggregate Limit for such Tax Year, with such difference being carried forward from year-to-year until paid to the District. The Aggregate Limit shall not apply nor limit Supplemental Payment amounts due to the District during the Qualifying Time Period and the three-year period after the end of the Tax Limitation Period.

#### **Section 6.4. PROCEDURES FOR SUPPLEMENTAL PAYMENT CALCULATIONS.**

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

- (a) The calculations made by the Third Party shall be made at the same time and on the same schedule as the calculations made pursuant to Section 4.6.
- (b) The payment of all amounts due under this Article VI shall be made at the time set forth in Section 6.1.
- (c) Any appeal by the Applicant of the calculations made by the Third Party under this Article VI shall be done in the same manner as set forth in Section 4.9, above.

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

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

### **ARTICLE VII ANNUAL LIMITATION OF PAYMENTS BY APPLICANT**

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

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

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

## **ARTICLE VIII**

### **ADDITIONAL OBLIGATIONS OF APPLICANT**

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

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

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

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

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

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

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

**Section 8.6. RIGHT TO AUDIT; SUPPORTING DOCUMENTS; AUTHORITY OF STATE AUDITOR.**

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

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

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

B. During the time period defined under Section 8.6.A, the District and the Applicant shall make available at reasonable times and upon reasonable notice, and for reasonable periods, all information related to this Agreement; the Applicant's Application; and the Applicant's Qualified Property, Qualified Investment, New Qualifying Jobs, and wages paid for New Non- Qualifying Jobs such as work papers, reports, books, data, files, software, records, calculations, spreadsheets and other supporting documents pertaining to this Agreement, for purposes of inspecting, monitoring, auditing, or evaluating by the Comptroller, State Auditor's Office, State of Texas or their authorized representatives. The Applicant and the District shall cooperate with auditors and other authorized Comptroller and State of Texas representatives and shall provide them with prompt access to all of such property as requested by the Comptroller or the State of Texas. By example and not as an exclusion to other breaches or failures, the Applicant's or the District's failure to comply with this Section shall constitute a Material Breach of this Agreement.

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

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

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

approved this Agreement and the District would not have executed this Agreement. By signature to this Agreement, the Applicant:

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

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

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

## **ARTICLE IX**

### **MATERIAL BREACH OR EARLY TERMINATION**

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

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

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

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

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

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

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

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

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

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

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

K. The Applicant failed to provide the District or the Comptroller with all information reasonably necessary for the District or the Comptroller to determine whether the Applicant is in compliance with

its obligations, including, but not limited to, any employment obligations which may arise under this Agreement;

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

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

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

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

## **Section 9.2. DETERMINATION OF BREACH AND TERMINATION OF AGREEMENT.**

A. Prior to making a determination that the Applicant has failed to comply in any material respect with the terms of this Agreement or to meet any material obligation under this Agreement, the District shall provide the Applicant with a written notice of the facts which it believes have caused the breach of this Agreement, and if cure is possible, the cure proposed by the District. After receipt of the notice, the Applicant shall be given ninety (90) days to present any facts or arguments to the Board of Trustees showing that it is not in breach of its obligations under this Agreement, or that it has cured or undertaken to cure any such breach.

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

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

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

- i. the amount of recapture taxes under Section 9.4.C (net of all credits under Section 9.4.C);
- ii. the amount of any penalty or interest under Section 9.4.E that are owed to the District; and
- iii. in the event of a finding of a Material Breach, whether to terminate this Agreement.

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

## **Section 9.3. DISPUTE RESOLUTION.**



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

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

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

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

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

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

C. The sum of liquidated damages due and payable shall be the sum total of the District ad valorem taxes for all of the Tax Years for which a tax limitation was granted pursuant to this Agreement prior to the year in which the default occurs that otherwise would have been due and payable by the

Applicant to the District without the benefit of this Agreement, including penalty and interest, as calculated in accordance with Section 9.4.E. For purposes of this liquidated damages calculation, the Applicant shall be entitled to a credit for all payments made to the District pursuant to Articles IV, V, and VI. Upon payment of such liquidated damages, the Applicant's obligations under this Agreement shall be deemed fully satisfied, and such payment shall constitute the District's sole remedy.

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

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

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

**Section 9.6. STATUTORY PENALTY FOR INADEQUATE QUALIFIED INVESTMENT.** Pursuant to Section 313.0275 of the TEXAS TAX CODE, in the event that the Applicant fails to make \$30,000,000 of Qualified Investment, in whole or in part, during the Qualifying Time Period, the Applicant is liable to the State for a penalty. The amount of the penalty is the amount determined by: (i) multiplying the maintenance and operations tax rate of the school district for that tax year that the penalty is due by (ii) the amount obtained after subtracting (a) the Tax Limitation Amount identified in Section 2.4.B from (b) the Market Value of the property identified on the Appraisal District's records for the Tax Year the penalty is due. This penalty shall be paid on or before February 1 of the year following the expiration of the Qualifying Time Period and is subject to the delinquent penalty provisions of Section 33.01 of the TEXAS TAX CODE. The Comptroller may grant a waiver of this penalty in the event of Force Majeure which prevents compliance with this provision.

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

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

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

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

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

D. The penalty shall be paid no later than 30 days after the notice of breach and is subject to the delinquent penalty provisions of Section 33.01 of the TEXAS TAX CODE.

## **ARTICLE X. MISCELLANEOUS PROVISIONS**

### **Section 10.1. INFORMATION AND NOTICES.**

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

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

**To the District**

Name: Crane Independent School District  
Attn: Superintendent Dr. Stephanie Howard  
or her successor  
Address: 511 W. 8th Street  
City/Zip: Crane, Texas 79731  
Phone : (432) 558-1300  
Fax : (432) 558-1025  
Email: showard@craneisd.com

**With Copy to**

Leon | Alcala, PLLC  
Sara Hardner Leon  
2901 Via Fortuna, Suite 475  
Austin, Texas 78746  
(512) 637-4244  
(512) 637-4245  
saraleongroup@leonalcala.com

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

**To the Applicant**

Name: ACP Development, LLC  
Attn: Brian Kirk, Authorized Officer  
Address: 800 Apollo Street, Suite 333  
City/Zip: El Segundo, CA 90245  
Phone : (310) 800-7493  
Fax: N/A  
Email: bkirk@alluvialpower.com

**With Copy to**

or at such other address or to such other facsimile transmission number and to the attention of such other person as a Party may designate by written notice to the other.

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

**Section 10.2. AMENDMENTS TO APPLICATION AND AGREEMENT; WAIVERS.**

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

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

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

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

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

- c. and any additional information requested by the District or the Comptroller necessary to evaluate the amendment or modification;
  - ii. The Comptroller shall review the request and any additional information for compliance with the Act and the Comptroller's Rules and provide a revised Comptroller certificate for a limitation within 90 days of receiving the revised Application and, if the request to amend the Application has not been approved by the Comptroller by the end of the 90-day period, the request is denied; and
  - iii. If the Comptroller has not denied the request, the District's Board of Trustees shall approve or disapprove the request before the expiration of 150 days after the request is filed.
- C. Any amendment of the Application and this Agreement adding additional or replacement Qualified Property pursuant to this Section 10.2 of this Agreement shall:
  - i. require that all property added by amendment be eligible property as defined by Section 313.024 of the TEXAS TAX CODE;
  - ii. clearly identify the property, investment, and employment information added by amendment from the property, investment, and employment information in the original Agreement; and
- D. The Application and this Agreement may not be amended to extend the value limitation time period beyond its ten-year statutory term.
- E. The Comptroller determination made under Section 313.026(c)(2) of the TEXAS TAX CODE in the original certificate for a limitation satisfies the requirement of the Comptroller to make the same determination for any amendment of the Application and this Agreement, provided that the facts upon which the original determination was made have not changed.
- F. The Applicant shall amend the Application and this Agreement to identify the changes in the information that was provided in the Application and was approved by the District and as considered by the Comptroller no earlier than 180 days and no later than 90 days prior to the start of the Qualifying Time Period as identified in Section 2.3.C.i of this Agreement.
  - i. The Applicant shall comply with written requests from the District or the Comptroller to provide additional information necessary to prepare a Comptroller certificate for a limitation for the conditions prior to the start of the Qualifying Time Period; and
  - ii. If the Comptroller provides its certificate for a limitation with conditions different from the existing agreement, the District shall hold a meeting and determine whether to amend this Agreement to include the conditions required by the Comptroller or terminate this Agreement; or
  - iii. If the Comptroller withdraws its certificate for a limitation based on the revised Application, the District shall terminate this Agreement.

### **Section 10.3. ASSIGNMENT.**

- A. Any assignment of any rights, benefits, obligations, or interests of the Parties in this Agreement, other than a collateral assignment purely for the benefit of creditors of the project, is considered an amendment to the Agreement and such Party may only assign such rights, benefits, obligations, or interests of this Agreement after complying with the provisions of Section 10.2 regarding amendments to the Agreement. Other than a collateral assignment to a creditor, this Agreement may only be assigned to an entity that is eligible to apply for and execute an agreement for limitation on appraised value pursuant to the provisions of Chapter 313 of the TEXAS TAX CODE and the Comptroller's Rules.
- B. In the event of a merger or consolidation of the District with another school district or other

governmental authority, this Agreement shall be binding on the successor school district or other governmental authority.

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

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

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

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

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

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

**Section 10.9. INTERPRETATION.**

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

or interpretation of this Agreement.

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

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

- i. The Act;
- ii. The Comptroller’s Rules as they exist at the time the Agreement is executed, except as allowed in the definition of Qualified Property in Section 1.1; and
- iii. This Agreement and its Attachments including the Application as incorporated by reference.

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

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

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

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

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

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

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

**Section 10.14. CONFLICTS OF INTEREST.**

A. The District represents that, after diligent inquiry, each local public official or local government officer, as those terms are defined in Chapters 171 and 176 of the TEXAS LOCAL GOVERNMENT CODE, has disclosed any conflicts of interest in obtaining or performing this Agreement and related activities, appropriately recused from any decisions relating to this Agreement when a disclosure has been

made, and the performance of this Agreement will not create any appearance of impropriety. The District represents that it, the District's local public officials or local government officer, as those terms are defined in Chapters 171 and 176 of the TEXAS LOCAL GOVERNMENT CODE, have not given, nor intend to give, at any time hereafter, any future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant, employee, or representative of the other Party or the State of Texas in connection with this Agreement.

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

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

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

- A. all payments, including liquidated damage and tax payments, have been made;
- B. all reports have been submitted;
- C. all records have been maintained in accordance with Section 8.6.A; and
- D. all disputes in controversy have been resolved.

**Section 10.16. FACSIMILE OR ELECTRONIC DELIVERY.**

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

B. Delivery is deemed complete as follows:

- i. When delivered if delivered personally or sent by express courier service;
- ii. Three (3) business days after the date of mailing if sent by registered or certified U.S. mail, postage prepaid, with return receipt requested;
- iii. When transmitted if sent by facsimile, provided a confirmation of transmission is produced by the sending machine; or
- iv. When the recipient, by an e-mail sent to the e-mail address for the executing Parties acknowledges having received that e-mail (an automatic "read receipt" does not constitute acknowledgment of an e-mail for delivery purposes).



IN WITNESS WHEREOF, this Agreement has been executed by the Parties in multiple originals on the 8<sup>th</sup> day of November, 2022.

CRANE I SOLAR ELECTRIC LLC

CRANE INDEPENDENT SCHOOL DISTRICT

By:



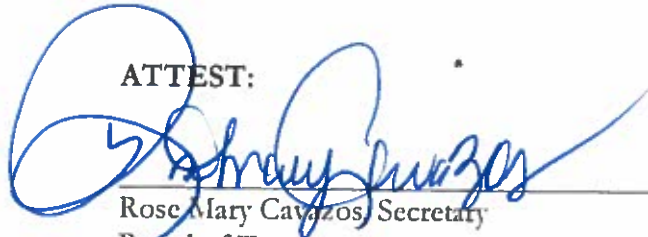
Brian Kirk,  
Authorized Representative

By:



Alan Swinford, President  
Board of Trustees

ATTEST:



Rose Mary Cavazos, Secretary  
Board of Trustees

**EXHIBIT 1**  
**DESCRIPTION AND LOCATION OF ENTERPRISE OR REINVESTMENT ZONE**

**Agreement for Limitation on Appraised Value**  
Between Crane ISD and Crane I Solar Electric LLC #1796  
November 8, 2022  
Exhibit 1

*Texas Economic Development Act Agreement  
Comptroller Form 50-826 (Oct 2020)*

***IN THE COMMISSIONERS COURT  
OF  
CRANE COUNTY, TEXAS***

**ORDER CREATING CRANE COUNTY  
REINVESTMENT ZONE 2-CRANE I**

WHEREAS, on the October 25, 2022, came on for consideration the Designation of a Reinvestment Zone pursuant to Chapter 312 of the Texas Tax Code, and

WHEREAS, attached to this Order are the following descriptive documents:

A description of the project and property to be contained within the Crane County Reinvestment Zone 2-Crane I said description being included within an Application for Tax Abatement by Crane I Solar Electric LLC, said application being incorporated herein by reference.

The Application, including maps and property descriptions contained within the Application attached to this Order are intended to more fully and accurately describe the geographic region included within the Reinvestment Zone to be known as Crane County Reinvestment Zone 2-Crane I.

WHEREAS, prior to the creation of the Reinvestment Zone, the Commissioners court made a determination that the application filed by Crane I Solar Electric LLC meets the applicable guidelines and criteria adopted by the Commissioners Court, and that a tax abatement agreement between the County and Crane I Solar Electric 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 Crane County, Texas, and would contribute to the economic development of the County,

THEREFORE, PREMISES CONSIDERED, the Commissioners Court of Crane County, Texas does hereby create the Crane County Reinvestment Zone 2-Crane I 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 Crane County, Texas, such documents as may be necessary to facilitate and implement this Order.

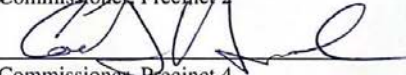
Dated: Adopted on October 25, 2022.

  
County Judge, Crane County, Texas

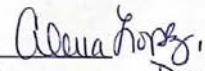
  
Commissioner, Precinct 1

  
Commissioner, Precinct 3

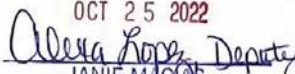
  
Commissioner, Precinct 2

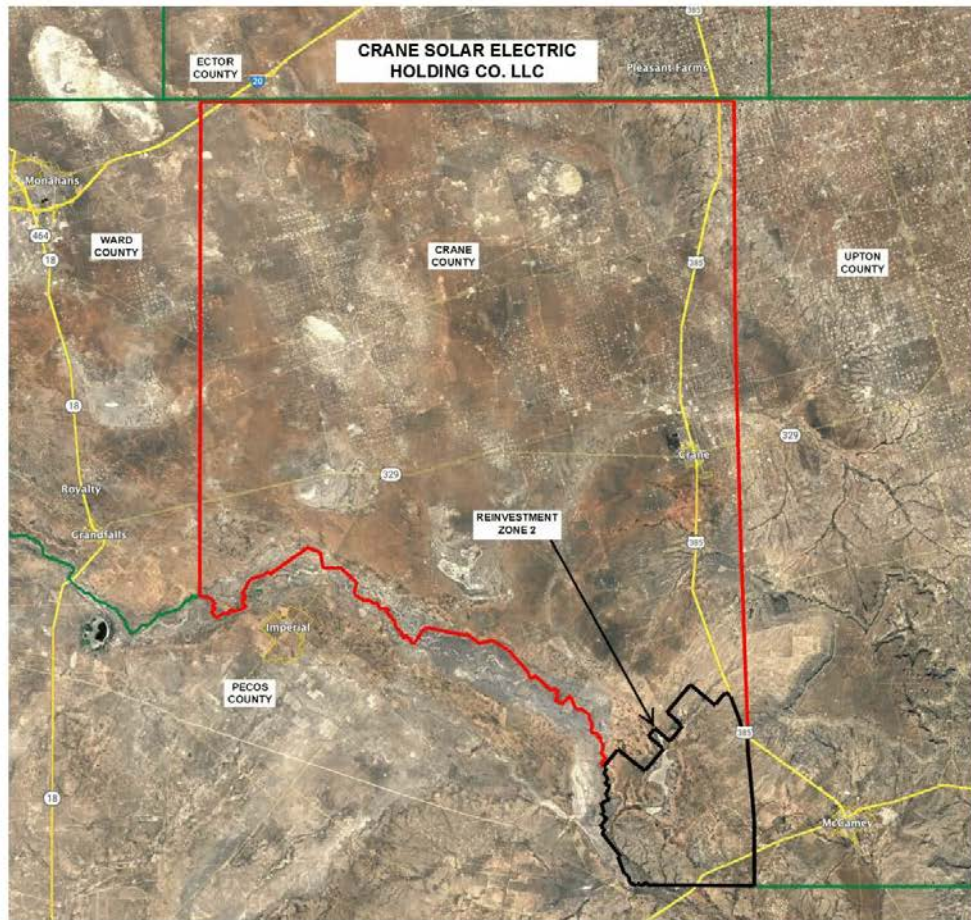
  
Commissioner, Precinct 4

Attest:

Janie Macias by:   
County Clerk, Crane County Deputy

FILED  
At 10:34 O'Clock A.M.

OCT 25 2022  
  
JANIE MACIAS  
County/District Clerk, Crane Co. Texas





CRANE SOLAR ELECTRIC HOLDING CO. LLC  
REINVESTMENT ZONE 2

OWNER	PARCEL #	ACRES	TRACT	SURVEY	BLOCK	SECTION
R. D. Campbell	440	240	(3/4 Int) E/2	H&TC RR CO	6	21
Carolyn B. Campbell	5652	80	(1/4 Int) E/2	H&TC RR CO	6	21
Robert Eugene Carter	480	320	W/2	H&TC RR CO	6	21
David H. Arrington LLC	3661	650.09	All	H&TC RR CO	6	24
David H. Arrington LLC	3662	320	E/2	H&TC RR CO	6	26
David H. Arrington LLC	2344	106.2	(1/4 Int) All	H&TC RR CO	35	1
David H. Arrington LLC	2349	106.2	(1/4 Int) All	H&TC RR CO	35	1
David H. Arrington LLC	3202	212.4	(1/2 Int) All	H&TC RR CO	35	1
David H. Arrington LLC	3663	424.8	All	H&TC RR CO	35	2
Belz Investment Company	188	361.5	All	H&TC RR CO	35	3
David H. Arrington LLC	3664	180.75	(1/2 Int) All	H&TC RR CO	35	4
David H. Arrington LLC	3665	180.75	(1/2 Int) All	H&TC RR CO	35	4
David H. Arrington LLC	3666	437	All	H&TC RR CO	35	5
David H. Arrington LLC	6262	567	All S of Hwy 385	H&TC RR CO	35	7
David H. Arrington LLC	3145	80	W/2 SE/4	H&TC RR CO	35	8
David H. Arrington LLC	3668	81.5	E/2 SE/4	H&TC RR CO	35	8
David H. Arrington LLC	3669	321.5	N/2	H&TC RR CO	35	8
James & Lisa McComas	6888	5	E/2 SW/4 SE/4 SW/4	H&TC RR CO	35	8
Juan L. Cruz	6763	5	E/2 NE/4 SE/4 SW/4	H&TC RR CO	35	8
Frank D. Coby, Jr.	6747	5	W/2 SW/4 NE/4 SW/4	H&TC RR CO	35	8
John & Lisa Widdess	6744	5	E/2 NE/4 NE/4 SW/4	H&TC RR CO	35	8
Alisha Durlinger	6764	5	W/2 SE/4 NE/4 SW/4	H&TC RR CO	35	8
Jean Vazquez	6859	5	E/2 SE/4 NE/4 SW/4	H&TC RR CO	35	8
Alexis Maxi and Marie Grace	6745	10	SE/4 SW/4 SW/4	H&TC RR CO	35	8
Mirline F. Pierre	6746	5	E/2 SE/4 SE/4 SW/4	H&TC RR CO	35	8
Joseph A. & Ariette Franchil	6743	10	NE/4 SW/4 SW/4	H&TC RR CO	35	8
David H. Arrington LLC	6730	10	NE/4 NW/4 SW/4	H&TC RR CO	35	8
Calavan Family Trust	7093	5	W/2 SE/4 SE/4 SW/4	H&TC RR CO	35	8
Derek & Deborah Harrison	6738	5	E/2 SE/4 NW/4 SW/4	H&TC RR CO	35	8
David Carlos Alcarraz	6735	5	W/2 NW/4 SE/4 SW/4	H&TC RR CO	35	8
Louis and Maxi Yvette	6732	10	SW/4 SW/4 SW/4	H&TC RR CO	35	8
Noel W. and Mavis E. Samms	7094	5	E/2 NW/4 SE/4 SW/4	H&TC RR CO	35	8
David H. Arrington LLC	6733	10	NW/4 NE/4 SW/4	H&TC RR CO	35	8
Kenneth H. Callahan	6731	5	W/2 SW/4 SE/4 SW/4	H&TC RR CO	35	8
Albert Williams	6739	5	W/2 NE/4 SE/4 SW/4	H&TC RR CO	35	8
Jane E. Gilmour	6737	5	E/2 SW/4 NW/4 SW/4	H&TC RR CO	35	8
Jean Fenick & Jean Ashley	3495	5	E/2 SW/4 NE/4 SW/4	H&TC RR CO	35	8
Jean Bonamy & Kasandra Kimberly	6741	10	NW/4 SW/4 SW/4	H&TC RR CO	35	8
David H. Arrington LLC	6740	5	W/2 SW/4 NW/4 SW/4	H&TC RR CO	35	8
Rene J. Roque	6742	5	W/2 SE/4 NW/4 SW/4	H&TC RR CO	35	8
David H. Arrington LLC	6734	10	NW/4 NW/4 SW/4	H&TC RR CO	35	8
Mark A. Gilbreath	6736	5	W/2 NE/4 NE/4 SW/4	H&TC RR CO	35	8
Mrs. Cal. T. Widen	4320	640	All	H&TC RR CO	35	9
David H. Arrington LLC	3203	320	(1/2 int) All	H&TC RR CO	35	10
David H. Arrington LLC	2350	160	(1/4 int) All	H&TC RR CO	35	10
David H. Arrington LLC	2345	160	(1/4 int) All	H&TC RR CO	35	10
Charles Terry Gray	1957	25	(1/4 Int) W/2 NW/4; N/2 NE/4 NE/4	H&TC RR CO	35	11
McCamey Land & Cattle LP	3919	25	(1/4 Int) W/2 NW/4; N/2 NE/4 NE/4	H&TC RR CO	35	11
Terry & Richard L. David	3918	25	(1/4 Int) W/2 NW/4; N/2 NE/4 NE/4	H&TC RR CO	35	11
Thomas Edward Burk	3920	25	(1/4 Int) W/2 NW/4; N/2 NE/4 NE/4	H&TC RR CO	35	11

CRANE SOLAR ELECTRIC HOLDING CO. LLC  
REINVESTMENT ZONE 2

OWNER	PARCEL #	ACRES	TRACT	SURVEY	BLOCK	SECTION
James A. Davidson	3841	80	E/2 NW/4	H&TC RR CO	35	11
Jones Living Trust	4455	80	W/2 NE/4	H&TC RR CO	35	11
Kelly H. Baxter	3020	20	N/2 SE/4 NE/4	H&TC RR CO	35	11
Dean Hodgdon	7959	10	(1/2 Int) S/2 NE/4 NE/4	H&TC RR CO	35	11
Ruth Ann Mowry	5900	10	(1/2 Int) S/2 NE/4 NE/4	H&TC RR CO	35	11
Kansas Masonic Home	2560	80	(1/2 Int) SW/4	H&TC RR CO	35	11
Morris and Hazel I Morris Family Trust	6655	40	(1/4 Int) SW/4	H&TC RR CO	35	11
Judith A. & Curtis Green, Trustees	4427	40	(1/4 Int) SW/4	H&TC RR CO	35	11
Wilkie C. & Susan M. Moody	7115	80	W/2 SE/4	H&TC RR CO	35	11
Joe P. Pritchett	7564	33.33	(1/3 Int) E/2 SE/4; S/2 SE/4 NE/4	H&TC RR CO	35	11
MJR Investment Ltd	3539	33.33	(1/3 Int) E/2 SE/4; S/2 SE/4 NE/4	H&TC RR CO	35	11
Victoria Trading Co LLC	7565	33.33	(1/3 Int) E/2 SE/4; S/2 SE/4 NE/4	H&TC RR CO	35	11
David H. Arrington LLC	3670	640	All	H&TC RR CO	35	12
David H. Arrington LLC	3204	320	(1/2 Int) All	H&TC RR CO	35	13
David H. Arrington LLC	2340	160	(1/4 Int) All	H&TC RR CO	35	13
David H. Arrington LLC	2346	160	(1/4 Int) All	H&TC RR CO	35	13
David H. Arrington LLC	2990	320	W/2	H&TC RR CO	35	14
David H. Arrington LLC	2991	320	E/2	H&TC RR CO	35	14
David H. Arrington LLC	183	640	All	H&TC RR CO	35	15
David H. Arrington LLC	2992	640	All	H&TC RR CO	35	16
David H. Arrington LLC	3671	640	All	H&TC RR CO	35	17
Southwest Petroleum Company LP	1269	20	(1/24 Int) E/4; S/4; SE/2 N/4 & SE/2 W/4	H&TC RR CO	35	18
Wendell Lee Morrow	3150	16	(1/30 Int) E/4; S/4; SE/2 N/4 & SE/2 W/4	H&TC RR CO	35	18
Clara Carter Estate	477	80	(1/6 Int) E/4; S/4; SE/2 N/4 & SE/2 W/4	H&TC RR CO	35	18
Marcene Hamilton	5436	20	(1/24 Int) E/4; S/4; SE/2 N/4 & SE/2 W/4	H&TC RR CO	35	18
Neva Ruth Carlton	450	16	(1/30 Int) E/4; S/4; SE/2 N/4 & SE/2 W/4	H&TC RR CO	35	18
Larry N. Upshaw	3112	16	(1/30 Int) E/4; S/4; SE/2 N/4 & SE/2 W/4	H&TC RR CO	35	18
W. Morrow Hunsaker	6810	26.67	(1/18 Int) E/4; S/4; SE/2 N/4 & SE/2 W/4	H&TC RR CO	35	18
R. Perry Hunsaker	2397	26.67	(1/18 Int) E/4; S/4; SE/2 N/4 & SE/2 W/4	H&TC RR CO	35	18
Suzanna Obriant	6813	26.67	(1/18 Int) E/4; S/4; SE/2 N/4 & SE/2 W/4	H&TC RR CO	35	18
Peggy Morrow Diamond	3135	13.33	(1/36 Int) E/4; S/4; SE/2 N/4 & SE/2 W/4	H&TC RR CO	35	18
William L. Morrow	3142	80	(1/6 Int) E/4; S/4; SE/2 N/4 & SE/2 W/4	H&TC RR CO	35	18
Joy Charlton	5434	20	(1/24 Int) E/4; S/4; SE/2 N/4 & SE/2 W/4	H&TC RR CO	35	18
Billy S. Moore	3084	16	(1/30 Int) E/4; S/4; SE/2 N/4 & SE/2 W/4	H&TC RR CO	35	18
Joseph H. Dominey	3136	40	(1/12 Int) E/4; S/4; SE/2 N/4 & SE/2 W/4	H&TC RR CO	35	18
Monte Guy Morrow	5234	1.33	(1/360 Int) E/4; S/4; SE/2 N/4 & SE/2 W/4	H&TC RR CO	35	18
Monte Guy Morrow	7132	40	(1/12 Int) E/4; S/4; SE/2 N/4 & SE/2 W/4	H&TC RR CO	35	18
Michael Roy Morrow	5235	1.33	(1/360 Int) E/4; S/4; SE/2 N/4 & SE/2 W/4	H&TC RR CO	35	18
Phyllis W. Crawford	5435	20	(1/24 Int) E/4; S/4; SE/2 N/4 & SE/2 W/4	H&TC RR CO	35	18
David H. Arrington LLC	3141	80	NW/2 W/4	H&TC RR CO	35	18
David H. Arrington LLC	3146	80	NW/2 N/4	H&TC RR CO	35	18
Mrs. David Barnes	4877	160	(1/4 Int) All	H&TC RR CO	35	19
Rita R. Palm	4879	160	(1/4 Int) All	H&TC RR CO	35	19
John C. Mast et al	3492	320	(1/2 Int) All	H&TC RR CO	35	19
Jada Lanell Bryant	4801	160	NW/4	H&TC RR CO	35	20
David H. Arrington LLC	3672	320	NE/2	H&TC RR CO	35	20
Abell-Hangar Foundation	7	80	(1/2 Int) S/4	H&TC RR CO	35	20
Albert Leroy Hanson, Jr.	6385	23.33	(7/48 Int) S/4	H&TC RR CO	35	20
Kelli Pauline Hanson Morgan	6386	23.33	(7/48 Int) S/4	H&TC RR CO	35	20
Ella Mae Hall	5483	10	(1/16 Int) S/4	H&TC RR CO	35	20
Diana Louise Hanson	5485	23.33	(7/48 Int) S/4	H&TC RR CO	35	20

CRANE SOLAR ELECTRIC HOLDING CO. LLC  
REINVESTMENT ZONE 2

OWNER	PARCEL #	ACRES	TRACT	SURVEY	BLOCK	SECTION
David H. Arrington LLC	3673	637.18	All less tract	H&TC RR CO	35	21
Crossett Power Management LLC	8894	7.32	Tract	H&TC RR CO	35	21
David H. Arrington LLC	6263	449.6	All S of Hwy 385	H&TC RR CO	35	22
David H. Arrington LLC	3426	154.6	NE/2 lying in Crane Co	H&TC RR CO	35	24
David H. Arrington LLC	3427	93	SE/4 lying in Crane Co	H&TC RR CO	35	24
Monte Guy Morrow	5230	2	(1/80 int) SW/4	H&TC RR CO	35	24
Neva Ruth Carlton	5218	4	(1/40 int) SW/4	H&TC RR CO	35	24
Monte Guy Morrow	7133	10	(1/16 int) SW/4	H&TC RR CO	35	24
Joy Charlton	5431	5	(1/32 int) SW/4	H&TC RR CO	35	24
Wendell Lee Morrow	5219	4	(1/40 int) SW/4	H&TC RR CO	35	24
William L. Morrow	3143	20	(1/8 int) SW/4	H&TC RR CO	35	24
Marcene Hamilton	5433	5	(1/32 int) SW/4	H&TC RR CO	35	24
Suzanna Obriant	6814	6.66	(1/24 int) SW/4	H&TC RR CO	35	24
Clara Carter Estate	478	20	(1/8 int) SW/4	H&TC RR CO	35	24
Billy S. Moore	5220	4	(1/40 int) SW/4	H&TC RR CO	35	24
Phyllis W. Crawford	5432	5	(1/32 int) SW/4	H&TC RR CO	35	24
R. Perry Hunsaker	2398	6.66	(1/24 int) SW/4	H&TC RR CO	35	24
Southwest Petroleum Company LP	1270	5	(1/32 int) SW/4	H&TC RR CO	35	24
Joseph H. Dominey	3137	10	(1/16 int) SW/4	H&TC RR CO	35	24
Michael Roy Morrow	5231	2	(1/80 int) SW/4	H&TC RR CO	35	24
W. Morrow Hunsaker	6811	6.66	(1/24 int) SW/4	H&TC RR CO	35	24
Larry N. Upshaw	5217	4	(1/40 int) SW/4	H&TC RR CO	35	24
David H. Arrington LLC	3139	20	(1/8 int) SW/4	H&TC RR CO	35	24
David H. Arrington LLC	3676	653.6	All	H&TC RR CO	35	25
David H. Arrington LLC	3677	328	NW/2	H&TC RR CO	35	26
David H. Arrington LLC	3140	40.75	(1/8 int) SE/2	H&TC RR CO	35	26
Marcene Hamilton	5439	10.18	(1/32 int) SE/4	H&TC RR CO	35	26
Clara Carter Estate	479	40.75	(1/8 int) SE/2	H&TC RR CO	35	26
Phyllis W. Crawford	5438	10.18	(1/32 int) SE/4	H&TC RR CO	35	26
Monte Guy Morrow	5232	4.075	(1/80 int) SE/2	H&TC RR CO	35	26
Southwest Petroleum Company LP	1271	10.18	(1/32 int) SE/4	H&TC RR CO	35	26
Michael Roy Morrow	5233	4.075	(1/80 int) SE/2	H&TC RR CO	35	26
Joy Charlton	5437	10.18	(1/32 int) SE/4	H&TC RR CO	35	26
Joseph H. Dominey	3138	20.38	(1/16 int) SE/2	H&TC RR CO	35	26
Suzanna Obriant	6815	13.58	(1/24 int) SE/2	H&TC RR CO	35	26
W. Morrow Hunsaker	6812	13.58	(1/24 int) SE/2	H&TC RR CO	35	26
Neva Ruth Carlton	5214	8.15	(1/40 int) SE/2	H&TC RR CO	35	26
Monte Guy Morrow	7134	20.38	(1/16 int) SE/2	H&TC RR CO	35	26
Wendell Lee Morrow	5215	8.15	(1/40 int) SE/2	H&TC RR CO	35	26
William L. Morrow	3144	40.75	(1/8 int) SE/2	H&TC RR CO	35	26
Billy S. Moore	5216	8.15	(1/40 int) SE/2	H&TC RR CO	35	26
R. Perry Hunsaker	2399	13.58	(1/24 int) SE/2	H&TC RR CO	35	26
Larry N. Upshaw	5213	8.15	(1/40 int) SE/2	H&TC RR CO	35	26
Julia M. Amelang	77	160	(1/4 int) All	H&TC RR CO	35	27
Richard Scott Jones	5883	40	(1/16 int) All	H&TC RR CO	35	27
Nancy Ellen Jones Trust	5883	40	(1/16 int) All	H&TC RR CO	35	27
Cal Farley's Boys Ranch	7083	51.2	(31.25% of 1/4 int) All	H&TC RR CO	35	27
Richard C. Robbins Trust B	3490	80	(1/8 int) All	H&TC RR CO	35	27
Mary E. Wilson Cockrell	3491	80	(1/8 int) All	H&TC RR CO	35	27
Charles Robbins Wilson	3491	80	(1/8 int) All	H&TC RR CO	35	27
Ameritrust-TX Austin #185	79	80	(1/8 int) All	H&TC RR CO	35	27



CRANE SOLAR ELECTRIC HOLDING CO. LLC  
REINVESTMENT ZONE 2

OWNER	PARCEL #	ACRES	TRACT	SURVEY	BLOCK	SECTION
John H. Palm	7081	51.2	(31.25% of 1/4 int) All	H&TC RR CO	35	27
David H. Arrington LLC	3678	647	All	H&TC RR CO	35	28
David H. Arrington LLC	184	640	All	H&TC RR CO	35	29
David H. Arrington LLC	185	652.18	All	H&TC RR CO	35	30
Sammy Robert Selby, Jr.	3196	320	(1/2 int) All	H&TC RR CO	35	31
Stanley Theodore Selby	3196	320	(1/2 int) All	H&TC RR CO	35	31
C W Hobbs Heirs Ltd	6413	217.33	(1/3 int) All	H&TC RR CO	35	32
C W Hobbs Heirs Ltd	6414	217.33	(1/3 int) All	H&TC RR CO	35	32
C W Hobbs Heirs Ltd	2419	217.33	(1/3 int) All	H&TC RR CO	35	32
C W Hobbs Heirs Ltd	6416	213.33	(1/3 int) All	H&TC RR CO	35	33
C W Hobbs Heirs Ltd	6415	213.33	(1/3 int) All	H&TC RR CO	35	33
C W Hobbs Heirs Ltd	2420	213.33	(1/3 int) All	H&TC RR CO	35	33
C W Hobbs Heirs Ltd	2421	145.67	(1/3 int) All lying in Crane Co	H&TC RR CO	35	34
C W Hobbs Heirs Ltd	6417	145.67	(1/3 int) All lying in Crane Co	H&TC RR CO	35	34
C W Hobbs Heirs Ltd	6418	145.67	(1/3 int) All lying in Crane Co	H&TC RR CO	35	34
Perry Sayles Estate	3588	12	All lying in Crane Co	H&TC RR CO	35	35
Arnulfo Aranda and Maria Aracely	4644	11.8	All lying in Crane Co	H&TC RR CO	35	39
C W Hobbs Heirs Ltd	2422	142.67	(1/3 int) All lying in Crane Co	H&TC RR CO	35	40
C W Hobbs Heirs Ltd	6419	142.67	(1/3 int) All lying in Crane Co	H&TC RR CO	35	40
C W Hobbs Heirs Ltd	6420	142.67	(1/3 int) All lying in Crane Co	H&TC RR CO	35	40
C W Hobbs Heirs Ltd	6422	213.33	(1/3 int) All	H&TC RR CO	35	41
C W Hobbs Heirs Ltd	6421	213.33	(1/3 int) All	H&TC RR CO	35	41
C W Hobbs Heirs Ltd	2423	213.33	(1/3 int) All	H&TC RR CO	35	41
Sammy Robert Selby, Jr.	3197	320	(1/2 int) All	H&TC RR CO	35	42
Stanley Theodore Selby	3197	320	(1/2 int) All	H&TC RR CO	35	42
Sammy Robert Selby, Jr.	3198	320	(1/2 int) All	H&TC RR CO	35	43
Stanley Theodore Selby	3198	320	(1/2 int) All	H&TC RR CO	35	43
C W Hobbs Heirs Ltd	6423	205.52	(1/3 int) All	H&TC RR CO	35	44
C W Hobbs Heirs Ltd	6424	205.52	(1/3 int) All	H&TC RR CO	35	44
C W Hobbs Heirs Ltd	2424	205.52	(1/3 int) All	H&TC RR CO	35	44
C W Hobbs Heirs Ltd	2425	213.33	(1/3 int) All	H&TC RR CO	35	45
C W Hobbs Heirs Ltd	6425	213.33	(1/3 int) All	H&TC RR CO	35	45
C W Hobbs Heirs Ltd	6426	213.33	(1/3 int) All	H&TC RR CO	35	45
C W Hobbs Heirs Ltd	6427	132.03	(1/3 int) All lying in Crane Co	H&TC RR CO	35	46
C W Hobbs Heirs Ltd	6428	132.03	(1/3 int) All lying in Crane Co	H&TC RR CO	35	46
C W Hobbs Heirs Ltd	2426	132.03	(1/3 int) All lying in Crane Co	H&TC RR CO	35	46
BLANK	BLANK	BLANK	BLANK	H&TC RR CO	35	47
C W Hobbs Heirs Ltd	6429	78.42	(1/3 int) All lying in Crane Co	H&TC RR CO	35	56
C W Hobbs Heirs Ltd	6430	78.42	(1/3 int) All lying in Crane Co	H&TC RR CO	35	56
C W Hobbs Heirs Ltd	2427	78.42	(1/3 int) All lying in Crane Co	H&TC RR CO	35	56
BP America Production Company	122	445.7	All	H&TC RR CO	35	57
David H. Arrington LLC	3201	320	(1/2 int) All	H&TC RR CO	31	1
David H. Arrington LLC	2348	160	(1/4 int) All	H&TC RR CO	31	1
David H. Arrington LLC	2347	160	(1/4 int) All	H&TC RR CO	31	1
Ernest E. Moseley	3154	640	All	H&TC RR CO	31	2
David H. Arrington LLC	175	640	All	H&TC RR CO	31	3
Ernest E. Moseley	2994	640	All	H&TC RR CO	31	4
David H. Arrington LLC	176	640	All	H&TC RR CO	31	5
David H. Arrington LLC	177	640	All	H&TC RR CO	31	6
David H. Arrington LLC	179	640	All	H&TC RR CO	31	7

CRANE SOLAR ELECTRIC HOLDING CO. LLC  
REINVESTMENT ZONE 2

OWNER	PARCEL #	ACRES	TRACT	SURVEY	BLOCK	SECTION
David H. Arrington LLC	180	640	All	H&TC RR CO	31	8
David H. Arrington LLC	181	640	All	H&TC RR CO	31	9
David H. Arrington LLC	182	640	All	H&TC RR CO	31	10
Paloma Solar & Wind LLC	3523	368.79	(70.38% int) 524 ac tract	H&TC RR CO	31	11
Ricky & Karen Shuler	3523	155.21	(29.62% int) 524 ac tract	H&TC RR CO	31	11
Rio Pecos North LLC	8828	3.53	3.53 ac tract	H&TC RR CO	31	11
Rio Pecos East LLC	8829	4.33	4.33 ac tract	H&TC RR CO	31	11
Rio Pecos West LLC	8830	5.14	5.14 ac tract	H&TC RR CO	31	11
West Texas Utilities	6521	50.7	50.7 ac tract	H&TC RR CO	31	12
Emerald Grove Solar	607	112.5	112.5 ac tract	H&TC RR CO	31	12
Abell-Hanger Foundation	4	160	(1/4 int) All	H&TC RR CO	31	12
Ricky & Karen Shuler	3524	94.78	(29.62% int) 320 ac tract	H&TC RR CO	31	12
Paloma Solar & Wind LLC	3524	225.22	(70.38% int) 320 ac tract	H&TC RR CO	31	12
Ricky & Karen Shuler	8061	329.48	All in Crane Co	H&TC RR CO	31	13
Ricky & Karen Shuler	8063	329.48	All in Crane Co	H&TC RR CO	31	14
Abell-Hanger Foundation	5	53.55	(.25 int) All	H&TC RR CO	31	14
Conoco Inc	608	55	(.25 int) All	H&TC RR CO	31	14
Pat C. Garner Family Trust	1849	140	(50% int) All	H&TC RR CO	31	15
Mark Oliver Werst	1849	46.67	(16.67% int) All	H&TC RR CO	31	15
Margaret Jean Blaneck	1849	46.67	(16.67% int) All	H&TC RR CO	31	15
Danna Lee Blair Trust	1849	46.67	(16.67% int) All	H&TC RR CO	31	15
C W Hobbs Heirs Ltd	6550	36.7	(1/3 int) All	H&TC RR CO	31	16
C W Hobbs Heirs Ltd	6551	36.7	(1/3 int) All	H&TC RR CO	31	16
C W Hobbs Heirs Ltd	6552	36.7	(1/3 int) All	H&TC RR CO	31	16
Tipton Consulting LLC	3552	125.91	(17/40 int) S/2	WL WILKINSON		2
Hall T. Keyes IV	7945	7.41	(1/3 of 3/40 int) S/2	WL WILKINSON		2
Lester Clark Baber Trust	7947	3.7	(1/6 of 3/40 int) S/2	WL WILKINSON		2
Tipton Consulting LLC	1737	148.13	(1/2 int) S/2	WL WILKINSON		2
LaForce Family LP	4992	7.41	(1/3 of 3/40 int) S/2	WL WILKINSON		2
William H. Baber, III	7946	3.7	(1/6 of 3/40 int) S/2	WL WILKINSON		2
McCamey Land & Cattle LP	1564	296.25	All N/2	WL WILKINSON		2
David H. Arrington LLC	172	320	All	H&GN RR CO		3
David H. Arrington LLC	173	314	All	H&GN RR CO		4
Ernest E Moseley	3155	163	All	TP MOSELEY		5
Barry Crumrine	3765	115	All	J LITTLE		2
David H. Arrington LLC	174	570	All	MK&T RR CO		1
David H. Arrington LLC	171	170	All	MK&T RR CO		2

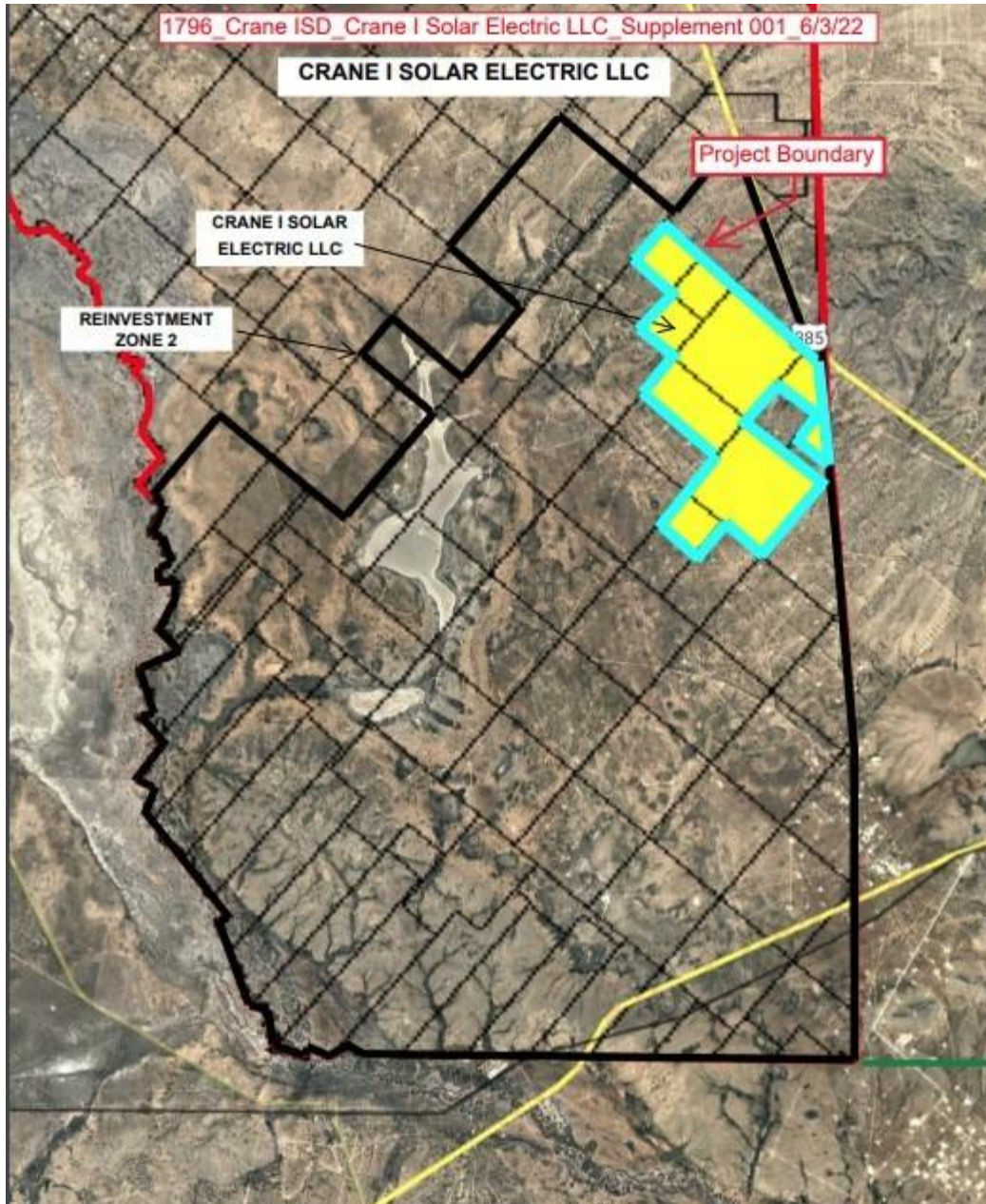
35,914

## EXHIBIT 2

### DESCRIPTION AND LOCATION OF LAND

The applicant will lease approximately 1,500 acres of land within Crane County, Texas for the project.

SURVEY	BLOCK	SECTION	SURVEY	BLOCK	SECTION
		#			#
H&TC RR CO	6	21	H&TC RR CO	31	1
H&TC RR CO	6	24	H&TC RR CO	31	2
H&TC RR CO	6	26	H&TC RR CO	31	3
			H&TC RR CO	31	4
H&TC RR CO	35	1	H&TC RR CO	31	5
H&TC RR CO	35	2	H&TC RR CO	31	6
H&TC RR CO	35	3	H&TC RR CO	31	7
H&TC RR CO	35	4	H&TC RR CO	31	8
H&TC RR CO	35	5	H&TC RR CO	31	9
H&TC RR CO	35	7	H&TC RR CO	31	10
H&TC RR CO	35	8	H&TC RR CO	31	11
H&TC RR CO	35	9	H&TC RR CO	31	12
H&TC RR CO	35	10	H&TC RR CO	31	13
H&TC RR CO	35	11	H&TC RR CO	31	14
H&TC RR CO	35	12	H&TC RR CO	31	15
H&TC RR CO	35	13	H&TC RR CO	31	16
H&TC RR CO	35	14			
H&TC RR CO	35	15	WL WILKINSON		2
H&TC RR CO	35	16			
H&TC RR CO	35	17	H&GN RR CO		3
H&TC RR CO	35	18	H&GN RR CO		4
H&TC RR CO	35	19			
H&TC RR CO	35	20	TP MOSELEY		5
H&TC RR CO	35	21			
H&TC RR CO	35	22	J LITTLE		2
H&TC RR CO	35	24			
H&TC RR CO	35	25	MK&T RR CO		1
H&TC RR CO	35	26	MK&T RR CO		2
H&TC RR CO	35	27			
H&TC RR CO	35	28			
H&TC RR CO	35	29			
H&TC RR CO	35	30			
H&TC RR CO	35	31			
H&TC RR CO	35	32			
H&TC RR CO	35	33			
H&TC RR CO	35	34			
H&TC RR CO	35	40			
H&TC RR CO	35	41			
H&TC RR CO	35	42			
H&TC RR CO	35	43			
H&TC RR CO	35	44			
H&TC RR CO	35	45			
H&TC RR CO	35	46			
H&TC RR CO	35	47			
H&TC RR CO	35	56			
H&TC RR CO	35	57			





**EXHIBIT 3**  
**APPLICANT'S QUALIFIED INVESTMENT**

The Applicant anticipates constructing a solar photovoltaic electric generating facility with an operating capacity of approximately 205 MWac and will cover a surface area of approximately 1,500 acres. 100% of the project will be located in the reinvestment zone and project boundary within Crane ISD and Crane County, and will be considered qualified investment for this application. The exact capacity and specific technology components will be determined during the development and design process. The facility includes eligible ancillary and necessary equipment, including the following property:

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

Batteries or battery system included in the Qualified Investment will only be used to store electricity generated by the solar panels included in the Project. This application covers all qualified investment in the reinvestment zone and project boundary within Crane ISD necessary for commercial operations

**EXHIBIT 4**  
**DESCRIPTION AND LOCATION OF QUALIFIED PROPERTY**

The Applicant anticipates constructing a solar photovoltaic electric generating facility with an operating capacity of approximately 205 MWac and will cover a surface area of approximately 1,500 acres. 100% of the project will be located in the reinvestment zone and project boundary within Crane ISD and Crane County, and will be considered qualified property for this application. The exact capacity and specific technology components will be determined during the development and design process. The facility includes eligible ancillary and necessary equipment, including the following property:

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

Batteries or battery system included in the Qualified Property will only be used to store electricity generated by the solar panels included in the Project. This application covers all qualified property in the reinvestment zone and project boundary within Crane ISD necessary for commercial operations.