CUMMINGS WESTLAKE
PROPERTY TAX ADVISORS

June 6, 2022

Mali Hanley
O'Hanlon, McCollom & Demerath
808 West Avenue
Austin, TX 78701

Ms. Hanley;

Attached please find the hard copies of the Supplemental Application pages for Knickerbocker Solar, LLC(Application # 1806 in Christoval ISD). The attached changes to the original Application are responsive to email from Comptroller staff dated May 17, 2022 and are itemized below.

Section 14, Question 3:

- You answered "No" – Please review your answer. (Tab 12 has waiver letter).
  Answer has been amended to "yes" which is consistent with Job Waiver request letter at Tab 12.

Tab 11, Map Revisions:

- Please provide a contiguous labeled project boundary map within reinvestment zone, Christoval ISD and the county for this project that includes roads, Interstate Highways and/or FM roads. (The maps you submitted does not allow me to map the project boundary in google map)
  The requested map has been included. The level of detail being requested is difficult to produce as the project area in comparison to the County boundary is quite small; however, identifying roads and highways have been included.

Tabs 4,7 and 8

- (a) Please add the following sentence: "The battery or battery system associated with this project will only store power generated by the qualified property in this Application within Christoval ISD."
- (b) Please provide a clarification for "underground collection system.

Section 10, Question 4

To verify taxing entities for thisSection, a map was shared with the Tom Green CAD prior to submission at which time it was indicated that the entities listed in

the initial application were the affected jurisdictions. Per the high-level map on the Lipan-Kickapoo Water District website, it appears that the project is in the water district taxing jurisdiction. The water district taxing jurisdiction information has been added to this Section. Tab 6 information has also been amended to include this information.

Section 14, Wage Data

Updated Wage Data has been provided. Tab 13 information has been updated as well

Signature Page

Per communication from the Comptroller's office, while wage data has been updated, the new information does not change the wage committed to in the application and a new signature page is not required.

Please let me know if you have questions or need additional information.
Sincerely,

Sam A. Gregson
Senior Consultant

SECTION 14: Wage and Employment Information

1. What is the number of new qualifying jobs you are committing to create? 1
2. What is the number of new non-qualifying jobs you are estimating you will create? (See TAC 9.1051(14)) 0
3. Do you intend to request that the governing body waive the minimum new qualifying job creation requirement, as provided under Tax Code §313.025(f-1)? . . . . . ☑ Yes ☐ No

   3a. If yes, attach evidence of industry standard in **Tab 12** documenting that the new qualifying job creation requirement above exceeds the number of employees necessary for the operation, according to industry standards.

4. Attach in **Tab 13** the four most recent quarters of data for each wage calculation below, including documentation from the Texas Workforce Commission website. The final actual statutory minimum annual wage requirement for the applicant for each qualifying job — which may differ slightly from this estimate — will be based on information available at the time of the application review start date (date of a completed application). See TAC §9.1051(21) and (22). **Note**: If a more recent quarter of information becomes available before the application is deemed complete, updated wage information will be required.

   a. Non-qualified job wages
   - average weekly wage for all jobs (all industries) in the county is . . . . . $ 921.25

   b. Qualifying job wage minimum option §313.021(5)(A)
   -110% of the average weekly wage for manufacturing jobs in the county is . . . . . $ 1,373.08

   c. Qualifying job wage minimum option §313.021(5)(B)
   -110% of the average weekly wage for manufacturing jobs in the region is . . . . . $ 1,200.25

5. Which Tax Code section are you using to estimate the qualifying job wage standard required for this project? . . . . . ☐ §313.021(5)(A) or ☑ §313.021(5)(B)
6. What is the minimum required annual wage for each qualifying job based on the qualified property? . . . . . $ 62,412.90
7. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? . . . . . $ 62,415.00
8. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? . . . . . ☑ Yes ☐ No
9. Do you intend to satisfy the minimum qualifying job requirement through a determination of cumulative economic benefits to the state as provided by §313.021(3)(F)? . . . . . ☐ Yes ☑ No

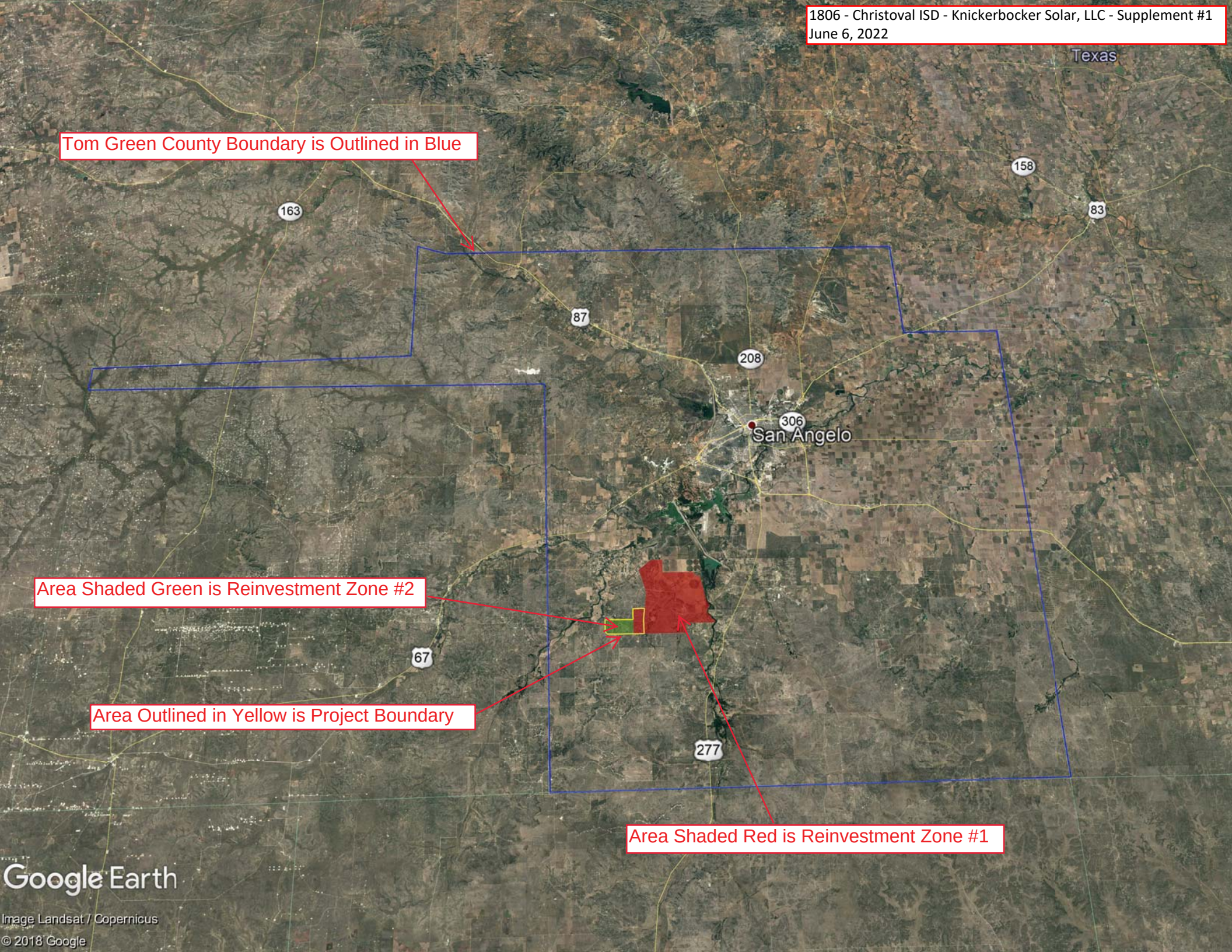
   9a. If yes, attach in **Tab 13** supporting documentation from the TWC, pursuant to §313.021(3)(F).

10. Do you intend to rely on the project being part of a single unified project, as allowed in §313.024(d-2), in meeting the qualifying job requirements? . . . . . ☐ Yes ☑ No

    10a. If yes, attach in **Tab 6** supporting documentation including a list of qualifying jobs in the other school district(s).

SECTION 15: Economic Impact

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


1806 - Christoval ISD - Knickerbocker Solar, LLC - Supplement #1
June 6, 2022
Texas
Tom Green County Boundary is Outlined in Blue
163
158
83
87
208
306
San Angelo
Area Shaded Green is Reinvestment Zone #2
67
Area Outlined in Yellow is Project Boundary
277
Area Shaded Red is Reinvestment Zone #1
Google Earth
Image Landsat / Copernicus
© 2018 Google

TAB 4

Detailed Description of the Project

Provide a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information.

Knickerbocker Solar LLC is requesting an Appraised Value Limitation from Christoval Independent School District for the Knickerbocker Solar Project (the "Project"), a proposed solar powered electric generation and battery storage facility in Tom Green County. The battery or battery system associated with this project will only store power generated by the qualified property in this Application within Christoval ISD. The proposed Christoval ISD Project (this Application) would be constructed within two contiguous Reinvestment Zones that have been created by Tom Green County. A map showing the location of the project is included in Tab 11. The project will connect to the grid via the LCRA 345kV line from the Twin Butte to Big Hill substations. The project is also known by the name San Angelo Solar II. The Project IGNR Number is 20INR0235 and was assigned on December 22, 2018.

The proposed Project is anticipated to have a total capacity of 240MW all of which will be located in Christoval ISD. Solar equipment selection is ongoing at this time and has not been finalized. The exact number of PV panels and their capacity will depend upon the panels and inverters selected, manufacturers availability and prices, ongoing engineering design optimization and the final megawatt generating capacity of the Project when completed. Current plans are to install approximately 688,660 PV panels and 269 x 2.5MW inverters within Christoval ISD. This application covers all qualified property in the reinvestment zone and project boundary within Christoval ISD necessary for commercial operations.
The Applicant requests a Value Limitation for all materials and equipment installed for the Project, including

- underground collection systems – cabling that collects power from individual inverters and sends it to a common collection point
- transmission lines
- electrical interconnections
- roads
- control systems necessary for commercial generation of electricity

- solar modules/panels
- racking and mounting structures
- inverters boxes
- combiner boxes
- battery storage equipment
- meteorological equipment
- maintenance and operations building
- paving
- fencing, electrical substations
- generation transmission tie line and associated towers, and interconnection facilities.

Construction of the Project is anticipated to begin in 1Q 2026 with completion by December 31, 2027

TAB 7

Description of Qualified Investment

Knickerbocker Solar LLC is requesting an Appraised Value Limitation from Christoval Independent School District for the Knickerbocker Solar Project (the "Project"), a proposed solar powered electric generation and battery storage facility in Tom Green County. The battery or battery system associated with this project will only store power generated by the qualified property in this Application within Christoval ISD.

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- paving
- fencing, electrical substations
- generation transmission tie line and associated towers, and interconnection facilities.

NOTE- The map in TAB 11 shows the proposed project area with the preliminary panel and inverter locations. The exact placement of these panels and inverters is subject to ongoing planning, soil studies, and engineering and will be determined before construction begins.

TAB 8

Description of Qualified Property

Knickerbocker Solar LLC is requesting an Appraised Value Limitation from Christoval Independent School District for the Knickerbocker Solar Project (the "Project"), a proposed solar powered electric generation and battery storage facility in Tom Green County. The battery or battery system associated with this project will only store power generated by the qualified property in this Application within Christoval ISD.

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- generation transmission tie line and associated towers, and interconnection facilities.

NOTE- The map in TAB 11 shows the proposed project area with the preliminary panel and inverter locations. The exact placement of these panels and inverters is subject to ongoing planning, soil studies, and engineering and will be determined before construction begins.

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: August 2022
2. Estimated commencement of construction: Jaunary 2026
3. Beginning of qualifying time period (MM/DD/YYYY): January 1, 2026
4. First year of limitation (YYYY): January 1, 2027

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

☐ A. January 1 following the application date ☐ B. January 1 following the end of QTP

☑ C. January 1 following the commencement of commercial operations

5. Commencement of commercial operations: December 2026

SECTION 10: The Property

1. County or counties in which the proposed project will be located: Tom Green
2. Central Appraisal District (CAD) that will be responsible for appraising the property: Tom Green 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): Christoval ISD; 100%; $0.96030 *(Name, tax rate and percent of project)*

I&S (ISD): Christoval ISD; 100%; $0.00000 *(Name, tax rate and percent of project)*

County: Tom Green County; 100%; $0.54880 *(Name, tax rate and percent of project)*

City: N/A *(Name, tax rate and percent of project)*

Hospital District: N/A *(Name, tax rate and percent of project)*

Water District: Lipan-Kickapoo Water District; 100%; $0.007183 *(Name, tax rate and percent of project)*

Other *(describe)*: TGC Emer. Serv Dist; 100%; $0.02406 *(Name, tax rate and percent of project)*

Other *(describe)*: N/A *(Name, tax rate and percent of project)*

TAB 6

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

		Tax Rate
Tom Green	- 100%	$0.548800
Lipan-Kickapoo Water District	- 100%	$0.007183
TGC Emergency Services District	- 100%	$0.020455
Christoval ISD	- 100%	$0.960300

BRUSHY CREEK SOLAR LLC
TAB 13 TO CHAPTER 313 APPLICATION

TOM GREEN COUNTY
CHAPTER 313 WAGE CALCULATION - ALL JOBS - ALL INDUSTRIES

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
FIRST	2021	$ 854	$ 44,408
SECOND	2021	$ 909	$ 47,268
THIRD	2021	$ 921	$ 47,892
FOURTH	2021	$ 1,001	$ 52,052
	AVERAGE	$ 921.25	$ 47,905.00

TOM GREEN COUNTY
CHAPTER 313 WAGE CALCULATION - MANUFACTURING JOBS

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
FIRST	2021	$ 1,141	$ 59,332
SECOND	2021	$ 1,276	$ 66,352
THIRD	2021	$ 1,153	$ 59,956
FOURTH	2021	$ 1,423	$ 73,996
	AVERAGE	$ 1,248.25	$ 64,909.00
	X	110%	110%
		$ 1,373.08	$ 71,399.90

CHAPTER 313 WAGE CALCULATION - REGIONAL WAGE RATE

	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
	2020	$ 1,091	$ 56,739
	X	110%	110%
		$ 1,200.25	$ 62,412.90

**** SEE ATTACHED TWC DOCUMENTATION***

Year	Period	Area	Ownership	Industry Code	Industry	Level	Average Weekly Wage
2021	01	Tom Green	Total All	10	Total, All Industries	0	854
2021	02	Tom Green	Total All	10	Total, All Industries	0	909
2021	03	Tom Green	Total All	10	Total, All Industries	0	921
2021	04	Tom Green	Total All	10	Total, All Industries	0	1,001

Year	Period	Area	Ownership	Industry Code	Industry	Level	Average Weekly Wage
2021	01	Tom Green	Private	31-33	Manufacturing	2	1,141
2021	02	Tom Green	Private	31-33	Manufacturing	2	1,276
2021	03	Tom Green	Private	31-33	Manufacturing	2	1,153
2021	04	Tom Green	Private	31-33	Manufacturing	2	1,423