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GLENN HEGAR TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

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

November 15, 2022

Raul Chavarria
Superintendent
Crockett County Consolidated Common School District
P.O. Box 400
Ozona, TX 76943

Re: Certificate for Limitation on Appraised Value of Property for School District Maintenance and Operations taxes by and between Crockett County Consolidated Common School District and Blue Sky Solar, LLC, Application 1821

Dear Superintendent Chavarria:

On August 17, 2022, the Comptroller issued written notice that Blue Sky Solar, LLC (applicant) submitted a completed application (Application 1821) for a limitation on appraised value under the provisions of Tax Code Chapter 313.[1] This application was originally submitted on April 11, 2022, to the Crockett County Consolidated Common 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.

[1] All Statutory references are to the Texas Tax Code, unless otherwise noted.

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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 1821.

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 August 17, 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.

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Should you have any questions, please contact Will Counihan, Director, Data Analysis & Transparency, by email at 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:
Lisa Craven
11EA6DEF0EC441E...

Lisa Craven
Deputy Comptroller

Enclosure

cc: Will Counihan

Attachment A – Economic Impact Analysis

The following tables summarize the Comptroller's economic impact analysis of Blue Sky Solar, LLC (project) applying to Crockett County Consolidated Common 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 Blue Sky Solar, LLC.

Applicant	Blue Sky Solar, LLC
Tax Code, 313.024 Eligibility Category	Renewable Energy - Solar
School District	Crockett County CCSD
2020-2021 Average Daily Attendance	704
County	Crockett
Proposed Total Investment in District	$85,000,000
Proposed Qualified Investment	$85,000,000
Limitation Amount	$30,000,000
Qualifying Time Period (Full Years)	2023-2024
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	$1,299
Minimum weekly wage required for each qualifying job by Tax Code, 313.021(5)(B)	$1,299
Minimum annual wage committed to by applicant for qualified jobs	$67,539
Minimum weekly wage required for non-qualifying jobs	$859.00
Minimum annual wage required for non-qualifying jobs	$44,668
Investment per Qualifying Job	$85,000,000
Estimated M&O levy without any limit (15 years)	$5,420,221
Estimated M&O levy with Limitation (15 years)	$3,300,451
Estimated gross M&O tax benefit (15 years)	$2,119,769

** 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 Blue Sky Solar, LLC (modeled).

	Employment			Personal Income		
Year	Direct	Indirect + Induced	Total	Direct	Indirect + Induced	Total
2023	250	305	555	$15,000,000	$30,905,000	$45,905,000
2024	1	24	25	$67,539	$5,186,461	$5,254,000
2025	1	14	15	$67,539	$3,518,461	$3,586,000
2026	1	(1)	0	$67,539	$1,750,461	$1,818,000
2027	1	(8)	-7	$67,539	$664,461	$732,000
2028	1	(10)	-9	$67,539	$86,461	$154,000
2029	1	(10)	-9	$67,539	-$146,539	-$79,000
2030	1	(8)	-7	$67,539	-$150,539	-$83,000
2031	1	(5)	-4	$67,539	-$26,539	$41,000
2032	1	(2)	-1	$67,539	$152,461	$220,000
2033	1	(0)	1	$67,539	$360,461	$428,000
2034	1	2	3	$67,539	$567,461	$635,000
2035	1	3	4	$67,539	$747,461	$815,000
2036	1	4	5	$67,539	$880,461	$948,000
2037	1	4	5	$67,539	$971,461	$1,039,000
2038	1	5	6	$67,539	$1,035,461	$1,103,000

Source: CPA REMI, Blue Sky Solar, 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		Crockett County CCSD I&S Tax Levy	Crockett County CCSD M&O Tax Levy	Crockett County CCSD M&O and I&S Tax Levies	Crockett County Tax Levy	Crcokett County GWD Tax Levy	Estimated Total Property Taxes
			Tax Rate*	**0.3220**	**0.8820**		**0.8674**	**0.0159**	
2024	$85,000,000	$85,000,000		$273,700	$749,700	$1,023,400	$737,290	$13,515	$1,774,205
2025	$78,210,000	$78,210,000		$251,836	$689,812	$941,648	$678,394	$12,435	$1,632,477
2026	$70,590,000	$70,590,000		$227,300	$622,604	$849,904	$612,298	$11,224	$1,473,425
2027	$63,815,000	$63,815,000		$205,484	$562,848	$768,333	$553,531	$10,147	$1,332,010
2028	$56,476,667	$56,476,667		$181,855	$498,124	$679,979	$489,879	$8,980	$1,178,837
2029	$49,279,167	$49,279,167		$158,679	$434,642	$593,321	$427,447	$7,835	$1,028,604
2030	$42,081,667	$42,081,667		$135,503	$371,160	$506,663	$365,016	$6,691	$878,371
2031	$34,884,167	$34,884,167		$112,327	$307,678	$420,005	$302,585	$5,547	$728,137
2032	$27,686,667	$27,686,667		$89,151	$244,196	$333,347	$240,154	$4,402	$577,904
2033	$20,489,167	$20,489,167		$65,975	$180,714	$246,690	$177,723	$3,258	$427,670
2034	$17,235,000	$17,235,000		$55,497	$152,013	$207,509	$149,496	$2,740	$359,746
2035	$17,220,000	$17,220,000		$55,448	$151,880	$207,329	$149,366	$2,738	$359,433
2036	$17,205,000	$17,205,000		$55,400	$151,748	$207,148	$149,236	$2,736	$359,120
2037	$17,190,000	$17,190,000		$55,352	$151,616	$206,968	$149,106	$2,733	$358,807
2038	$17,175,000	$17,175,000		$55,304	$151,484	$206,787	$148,976	$2,731	$358,494
			Total	**$1,978,811**	**$5,420,221**	**$7,399,032**	**$5,330,498**	**$97,711**	**$12,827,241**

Source: CPA, Blue Sky Solar, LLC
*Tax Rate per $100 Valuation

Table 4 examines the estimated direct impact on ad valorem taxes to the school district and Crockett County, 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 and tax abatement with the county.

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		Crockett County CCSD I&S Tax Levy	Crockett County CCSD M&O Tax Levy	Crockett County CCSD M&O and I&S Tax Levies	Crockett County Tax Levy	Crcokett County GWD Tax Levy	Estimated Total Property Taxes
			Tax Rate*	**0.3220**	**0.8820**		**0.8674**	**0.0159**	
2024	$85,000,000	$30,000,000		$273,700	$264,600	$538,300	$368,645	$13,515	$920,460
2025	$78,210,000	$30,000,000		$251,836	$264,600	$516,436	$339,197	$12,435	$868,068
2026	$70,590,000	$30,000,000		$227,300	$264,600	$491,900	$306,149	$11,224	$809,272
2027	$63,815,000	$30,000,000		$205,484	$264,600	$470,084	$276,766	$10,147	$756,997
2028	$56,476,667	$30,000,000		$181,855	$264,600	$446,455	$244,939	$8,980	$700,374
2029	$49,279,167	$30,000,000		$158,679	$264,600	$423,279	$213,724	$7,835	$644,838
2030	$42,081,667	$30,000,000		$135,503	$264,600	$400,103	$182,508	$6,691	$589,302
2031	$34,884,167	$30,000,000		$112,327	$264,600	$376,927	$151,293	$5,547	$533,766
2032	$27,686,667	$27,686,667		$89,151	$244,196	$333,347	$120,077	$4,402	$457,827
2033	$20,489,167	$20,489,167		$65,975	$180,714	$246,690	$88,862	$3,258	$338,809
2034	$17,235,000	$17,235,000		$55,497	$152,013	$207,509	$149,496	$2,740	$359,746
2035	$17,220,000	$17,220,000		$55,448	$151,880	$207,329	$149,366	$2,738	$359,433
2036	$17,205,000	$17,205,000		$55,400	$151,748	$207,148	$149,236	$2,736	$359,120
2037	$17,190,000	$17,190,000		$55,352	$151,616	$206,968	$149,106	$2,733	$358,807
2038	$17,175,000	$17,175,000		$55,304	$151,484	$206,787	$148,976	$2,731	$358,494
			Total	**$1,978,811**	**$3,300,451**	**$5,279,262**	**$3,038,340**	**$97,711**	**$8,415,313**
			Diff	**$0**	**$2,119,769**	**$2,119,769**	**$2,292,159**	**$0**	**$4,411,928**
Assumes School Value Limitation and Tax Abatements with the County.									

Source: CPA, Blue Sky Solar, 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 25th Anniversary of Limitation Start

This represents the Comptroller's determination that Blue Sky Solar, 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 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)
Limitation Pre-Years	2021	$0	$0	$0	$0
	2022	$0	$0	$0	$0
	2023	$0	$0	$0	$0
Limitation Period (10 Years)	2024	$264,600	$264,600	$485,100	$485,100
	2025	$264,600	$529,200	$425,212	$910,312
	2026	$264,600	$793,800	$358,004	$1,268,316
	2027	$264,600	$1,058,400	$298,248	$1,566,564
	2028	$264,600	$1,323,000	$233,524	$1,800,089
	2029	$264,600	$1,587,600	$170,042	$1,970,131
	2030	$264,600	$1,852,200	$106,560	$2,076,691
	2031	$264,600	$2,116,800	$43,078	$2,119,769
	2032	$244,196	$2,360,996	$0	$2,119,769
	2033	$180,714	$2,541,711	$0	$2,119,769
Maintain Viable Presence (5 Years)	2034	$152,013	$2,693,724	$0	$2,119,769
	2035	$151,880	$2,845,604	$0	$2,119,769
	2036	$151,748	$2,997,352	$0	$2,119,769
	2037	$151,616	$3,148,968	$0	$2,119,769
	2038	$151,484	$3,300,451	$0	$2,119,769
Additional Years as Required by 313.026(c)(1) (10 Years)	2039	$151,351	$3,451,803	$0	$2,119,769
	2040	$151,219	$3,603,021	$0	$2,119,769
	2041	$151,087	$3,754,108	$0	$2,119,769
	2042	$150,954	$3,905,062	$0	$2,119,769
	2043	$150,822	$4,055,884	$0	$2,119,769
	2044	$150,690	$4,206,574	$0	$2,119,769
	2045	$150,557	$4,357,131	$0	$2,119,769
	2046	$150,425	$4,507,557	$0	$2,119,769
	2047	$150,293	$4,657,849	$0	$2,119,769
	2048	$150,161	$4,808,010	$0	$2,119,769
		$4,808,010	is greater than	**$2,119,769**	

Analysis Summary	
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?	Yes

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, Blue Sky Solar, LLC

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 Blue Sky Solar, 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 Blue Sky Solar, LLC in Tab 5 of their Application for a Limitation on Appraised Value:
  A. "Throughout the United States the production of renewable energy has been increasing as the cost of these systems has decreased and technological advancements have improved efficiency. In 2021, Texas ranked 2nd in installed solar capacity.[1] The state's geographic position and containment of several large population centers has made Texas a favorable location for renewable energy development."
  B. "Renewable energy developers face many challenges in the determination of project location one of these factors being the selection of an area where the greatest return on investment can be achieved. There are several factors that contribute to Texas favorability for development, one however that does not is the state's notoriously high property tax burden—ranking in the top 10 across the United States."
  C. "An appraised value limitation on qualified property allows developers to significantly diminish the property tax liability that composes a substantial ongoing cost of operation that directly impacts the economic rate of return for the project. In the absence of an appraised value limitation, the development of renewable energy facilities becomes financially uncertain as the rate of return often fails to meet the minimum return required to proceed. In the event an appraised value limitation agreement is not received by Blue Sky Solar, LLC it is rather certain that the capital allotted for the development of this project will be reallocated for use in another state where either the property tax burden is lower or economic incentives can be secured, namely locations where UKA North America is currently active including New York or South Carolina. Thus, an appraised value limitation agreement between Blue Sky Solar, LLC and Crockett County Consolidated Common School District is the determining factor in the decision to locate this facility within the state of Texas."
  D. "The development of renewable energy facilities is a multi-step process that occurs over several years, requiring a series of actions before any physical development begins. One of the first steps in the development phase is site selection. It is not until after a site is selected, that developers

can proceed with other fundamental actions such as permitting, environmental studies, site design, and financial contracts i.e. power purchase agreements. Without the selection of a site, it is impossible to proceed with the other necessary actions that transition a renewable energy project into an operational facility. During the development phase, many of these steps simultaneously occur, such as permitting and power purchase agreements. For example, in the event that the necessary permits cannot be obtained or a power purchase agreement cannot be executed, the development of the project using that particular site will cease."

E. "In the case of economic incentives, such as the Chapter 313 Value Limitation Agreement, the securance of these agreements is one of the last fundamental steps in the development phase. Like other actions in the development phase, if a value limitation agreement cannot be secured for a given project, the developer would likely not be able to secure the financing to construct the project. Therefore, it would be necessary for the developer to start the process over at another potential site where they could obtain the permits, access to power markets, and all the economic incentives needed for a project to be financially viable."

F. "The proposed site selected for the Blue Sky Solar, LLC is featured on UKA North America website in order to provide interested parties, namely potential investors, with information regarding projects currently in the development phase under UKA North America. The availability of this information is not a commitment that Blue Sky Solar, LLC will be developed in Crockett County CCSD, but rather a statement that UKA North America has secured a site for future development, under the circumstances that the condition and agreements necessary for the physical development of the project are obtained."

- According to company website *www.uka-group.com,* "List of renewable energy projects we are planning in the U.S. Blue Sky Solar 105MW in Texas."
- Supplemental information provided by the applicant indicated the following:
  A. "None."
  B. "Yes, 22INR0455 – 11/09/2020."

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

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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: July 1, 2022
2. Estimated commencement of construction: May 1, 2023
3. Beginning of qualifying time period (MM/DD/YYYY): January 1, 2023
4. First year of limitation (YYYY): January 1, 2024

   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 31, 2023

SECTION 10: The Property

1. County or counties in which the proposed project will be located: Crockett County
2. Central Appraisal District (CAD) that will be responsible for appraising the property: Crockett 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): Crockett County CCSD, 0.882; 100%
(Name, tax rate and percent of project)

I&S (ISD): Crockett County CCSD, 0.322; 100%
(Name, tax rate and percent of project)

County: Crockett, .867492; 100%
(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: Crockett County GWD, .015983; 100%
(Name, tax rate and percent of project)

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

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

Supporting Information

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

Tab 5: Documentation to Assist in Determining if Limitation is a Determining Factor

Throughout the United States the production of renewable energy has been increasing as the cost of these systems has decreased and technological advancements have improved efficiency. In 2021, Texas ranked 2nd in installed solar capacity.[1] The state's geographic position and containment of several large population centers has made Texas a favorable location for renewable energy development.

Renewable energy developers face many challenges in the determination of project location—one of these factors being the selection of an area where the greatest return on investment can be achieved. There are several factors that contribute to Texas favorability for development, one however that does not is the state's notoriously high property tax burden—ranking in the top 10 across the United States.

An appraised value limitation on qualified property allows developers to significantly diminish the property tax liability that composes a substantial ongoing cost of operation that directly impacts the economic rate of return for the project. In the absence of an appraised value limitation, the development of renewable energy facilities becomes financially uncertain as the rate of return often fails to meet the minimum return required to proceed. In the event an appraised value limitation agreement is not received by Blue Sky Solar, LLC it is rather certain that the capital allotted for the development of this project will be reallocated for use in another state where either the property tax burden is lower or economic incentives can be secured, namely locations where UKA North America is currently active including New York or South Carolina. Thus, an appraised value limitation agreement between Blue Sky Solar, LLC and Crockett County Consolidated Common School District is the determining factor in the decision to locate this facility within the state of Texas.

[1] Solar Energy Industries Association

Tab 5: Documentation to Assist in Determining if Limitation is a Determining Factor (cont.)

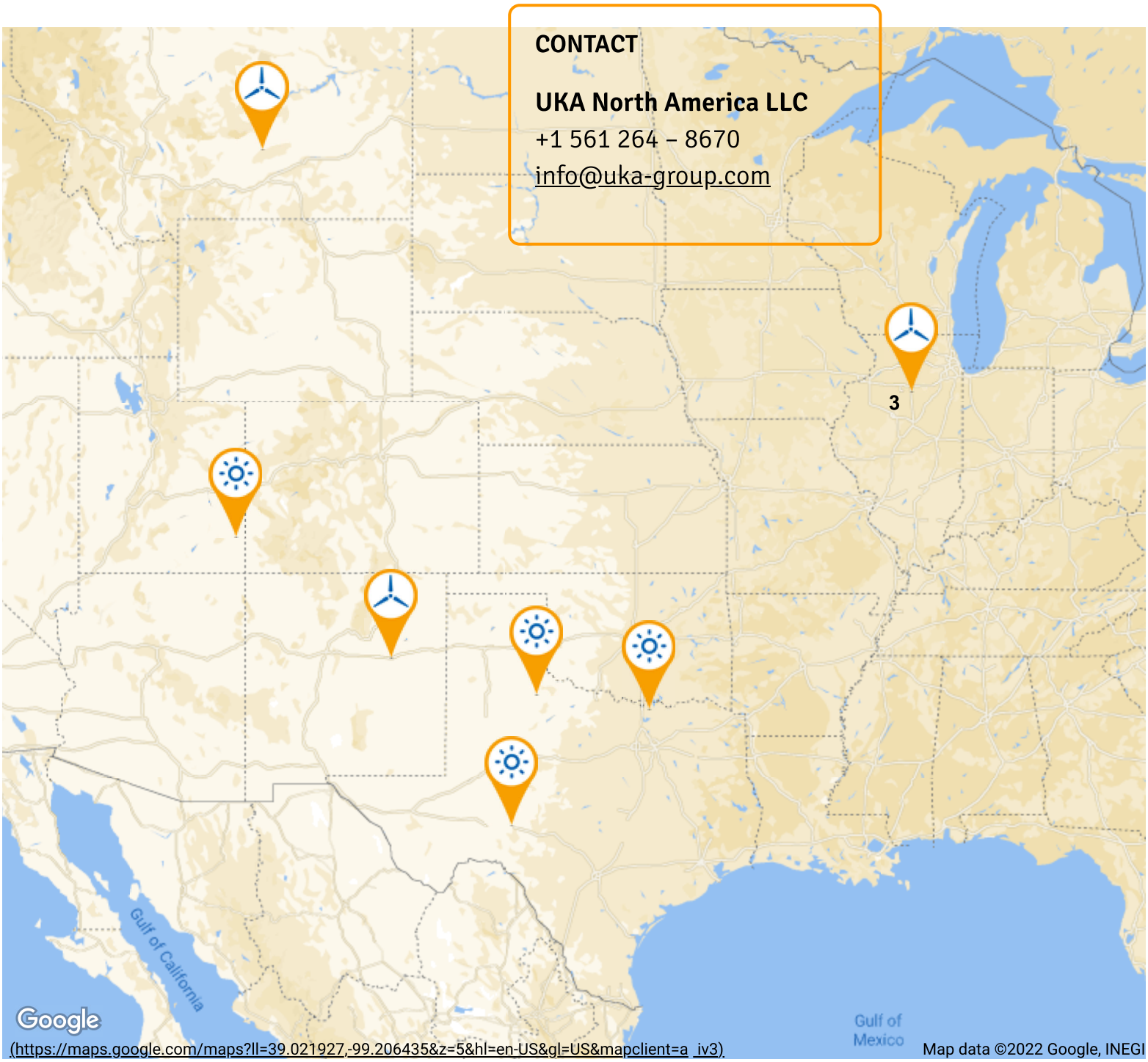
Regarding Section 8, question #4 of the Application:

The development of renewable energy facilities is a multi-step process that occurs over several years, requiring a series of actions before any physical development begins.
One of the first steps in the development phase is site selection. It is not until after a site is selected, that developers can proceed with other fundamental actions such as permitting, environmental studies, site design, and financial contracts i.e. power purchase agreements. Without the selection of a site, it is impossible to proceed with the other necessary actions that transition a renewable energy project into an operational facility. During the development phase, many of these steps simultaneously occur, such as permitting and power purchase agreements. For example, in the event that the necessary permits cannot be obtained or a power purchase agreement cannot be executed, the development of the project using that particular site will cease.
In the case of economic incentives, such as the Chapter 313 Value Limitation Agreement, the securance of these agreements is one of the last fundamental steps in the development phase. Like other actions in the development phase, if a value limitation agreement cannot be secured for a given project, the developer would likely not be able to secure the financing to construct the project. Therefore, it would be necessary for the developer to start the process over at another potential site where they could obtain the permits, access to power markets, and all the economic incentives needed for a project to be financially viable.
The proposed site selected for the Blue Sky Solar, LLC is featured on UKA North America website in order to provide interested parties, namely potential investors, with information regarding projects currently in the development phase under UKA North America. The availability of this information is not a commitment that Blue Sky Solar, LLC will be developed in Crockett County CCSD, but rather a statement that UKA North America has secured a site for future development, under the circumstances that the conditions and agreements necessary for the physical development of the project are obtained.

Supporting Information

Additional information provided by the Applicant or located by the Comptroller

[https://www.uka-group.com/us/projects Retrieved by DC 10/26/2022]



Projects

UKA North America

UKA is always transparent with its partners, and we let our track record speak for itself. The

and the United States. Our expert team around the world is committed to honesty and integrity that landowners and communities can rely on from the project's conception through operations. We have been developing renewable energy for more than 20 years contributing to climate change solutions.

CONTACT

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+1 561 264 – 8670
info@uka-group.com

List of renewable energy projects we are planning in the U.S.

UKA plans, builds and operates wind and solar energy systems throughout the U.S. Please do not hesitate to contact us if you have any questions about our current projects, project development, or starting a partnership with UKA.

Project	Tech	MW	State
Grand Prairie	Wind	150 MW	Illinois
Pawnee	Wind / Solar	100 MW total	Illinois
Hickory	Wind	80 MW	Illinois
Virden	Wind / Solar	100 MW total	Illinois
Blue Sky	Solar	105 MW	Texas
Sherman	Solar	200 MW	Texas
Musselshell	Wind	80 MW	Montana
Triangle	Solar	150 MW	Texas
Brooklyn	Wind	150 MW	New Mexico
[illegible]o	Solar	100 MW	Utah

UKA is committed to honesty and quality through every step of the renewable energy

Contact us (/us/contact) today to learn more about becoming a UKA partner.

CONTACT

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COMPTROLLER QUERY RELATED TO TAX CODE CHAPTER 313.026(c)(2)
– Crockett County CCSD – Blue Sky Solar, LLC, App. #1821

Comptroller Questions (via email on July 25, 2022):

1. *Please list any other names by which this project may have known in the past--in media reports, investor presentations, or any listings with any federal or state agency.*

2. *Has this project applied to ERCOT at this time? If so, please provide the project's GINR number and when was it assigned.*

Applicant Response (via email on August 7, 2022):

1. *None.*

2. *Yes, 22INR0455 – 11/09/2020.*