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May 5, 2022

Local Government Assistance & Economic  
Analysis Texas Comptroller of Public Accounts  
P.O. Box 13528  
Austin, Texas 78711-3528

RE: Application to the Seymour Independent School District from Felix 2, LLC

To the Local Government Assistance & Economic Analysis Division:

By copy of this letter transmitting the application for review to the Comptroller's Office, the Seymour Independent School District is notifying Felix 2, LLC of its intent to consider the application for appraised value limitation on qualified property should a positive certificate be issued by the Comptroller. Please prepare the Economic Impact Report.

The Applicant submitted the Application to the school district on April 25, 2022. The Board voted to accept the application on April 25, 2022. The application has been determined complete as of May 5, 2022.

A copy of the application will be submitted to the Baylor County Appraisal District.

Sincerely,



Kevin O'Hanlon  
School District Consultant

Cc: Baylor CAD  
Felix 2, LLC

April 25, 2022

Seymour Independent School District  
ATT: Superintendent John Anderson  
409 W Idaho  
Seymour, Texas 76380

**RE: Felix 2, LLC Application for Appraised Value Limitation on Qualified Property**

Superintendent Anderson:

In accordance with Section 313 of the Texas Property Tax Code, please find attached an application for an appraised value limitation on qualified property between Felix 2, LLC and Seymour Independent School District.

Felix 2, LLC is a 787.5 MW wind energy generation project filing on behalf of Felix B, LLC. The facility will be located within a proposed reinvestment zone in Baylor County and Seymour Independent School District.

Enclosed are additional details and further information regarding the description, location, qualified investment, and job creation associated with the development of Felix 2, LLC

If you have any questions or would like to request further information, please do not hesitate to contact us.



Mike Fry-Director, Energy Services  
[mfry@keatax.com](mailto:mfry@keatax.com)



# Felix 2, LLC

***Application for Appraised Value Limitation on Qualified Property  
with Seymour Independent School District***



*Tab 1: Pages 1 through 11 of Application*



## Application for Appraised Value Limitation on Qualified Property

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

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

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

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

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

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

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

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

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

### SECTION 1: School District Information

#### 1. Authorized School District Representative

April 25, 2022

Date Application Received by District

John

First Name

Anderson

Last Name

Superintendent

Title

Seymour ISD

School District Name

409 W Idaho

Street Address

409 W Idaho

Mailing Address

Seymour

City

940-889-3525

Phone Number

N/A

Mobile Number (optional)

TX

State

76380

ZIP

N/A

Fax Number

john.anderson@seymour-isd.com

Email Address

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



Yes



No

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

Kevin	O'Hanlon
First Name	Last Name
Partner	
Title	
O'Hanlon, Demerath, & Castillo	
Firm Name	
512-494-9949	512-494-9919
Phone Number	Fax Number
N/A	kohanlon@808west.com
Mobile Number <i>(optional)</i>	Email Address

4. On what date did the district determine this application complete? ..... May 5, 2022

## SECTION 2: Applicant Information

1. Authorized Company Representative *(Applicant)*

Neeraj	Bhat
First Name	Last Name
Vice President of Product Development	AES Clean Energy Development, LLC
Title	Organization
2180 South 1300 East, suite 600	
Street Address	
2180 South 1300 East, suite 600	
Mailing Address	
Salt Lake City	UT 84106
City	State ZIP
N/A	N/A
Phone Number	Fax Number
N/A	neeraj.bhat@aes.com
Mobile Number <i>(optional)</i>	Business Email Address

2. Will a company official other than the authorized company representative be responsible for responding to future information requests? ..... ☒ Yes ☐ No

2a. If yes, please fill out contact information for that person.

Mitchell	Williams
First Name	Last Name
Product Development Manager	AES Clean Energy Development, LLC
Title	Organization
2180 South 1300 East, suite 600	
Street Address	
2180 South 1300 East, suite 600	
Mailing Address	
Salt Lake City	UT 84106
City	State ZIP
N/A	N/A
Phone Number	Fax Number
N/A	mitchell.williams@aes.com
Mobile Number <i>(optional)</i>	Business Email Address

3. Does the applicant authorize the consultant to provide and obtain information related to this application? ..... ☒ Yes ☐ No

SECTION 2: Applicant Information (*continued*)

## 4. Authorized Company Consultant (If Applicable)

Mike

First Name

Fry

Last Name

Director

Title

KE Andrews

Firm Name

469-298-1618

Phone Number

469-298-1617

Fax Number

mfry@keatax.com

Business Email Address

## SECTION 3: Fees and Payments

1. Has an application fee been paid to the school district? ☒ Yes ☐ No

The total fee shall be paid at the same time the application is submitted to the school district. Any fees not accompanying the original application shall be considered supplemental payments.

- 1a. If yes, include all transaction information below. Include proof of application fee paid to the school district in **Tab 2**. Any confidential banking information provided will not be publicly posted.

\$ 90,000.00

Payment Amount

Check

Transaction Type

Felix 2, LLC

Seymour ISD

Payor

Payee

April 19, 2022

Date transaction was processed

For the purpose of questions 2 and 3, "payments to the school district" include any and all payments or transfers of things of value made to the school district or to any person or persons in any form if such payment or transfer of thing of value being provided is in recognition of, anticipation of, or consideration for the agreement for limitation on appraised value.

2. Will any "payments to the school district" that you may make in order to receive a property tax value limitation agreement result in payments that are not in compliance with Tax Code §313.027(i)? ☐ Yes ☒ No ☐ N/A
3. If "payments to the school district" will only be determined by a formula or methodology without a specific amount being specified, could such method result in "payments to the school district" that are not in compliance with Tax Code §313.027(i)? ☐ Yes ☒ No ☐ N/A

## SECTION 4: Business Applicant Information

1. What is the legal name of the applicant under which this application is made? Felix 2, LLC
2. Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) 32084158776
3. Parent Company Name N/A
4. Parent Company Tax ID N/A
5. NAICS code 22115
6. Is the applicant a party to any other pending or active Chapter 313 agreements? ☐ Yes ☒ No
- 6a. If yes, please list application number, name of school district and year of agreement  
N/A

## SECTION 5: Applicant Business Structure

1. Business Organization of Applicant (*corporation, limited liability corporation, etc*) LLC
2. Is applicant a combined group, or comprised of members of a combined group, as defined by Tax Code §171.0001(7)? ☐ Yes ☒ No
- 2a. If yes, attach in **Tab 3** a copy of the most recently submitted Texas Comptroller Franchise Tax Form No. 05-165, No. 05-166, or any other documentation from the Franchise Tax Division to demonstrate the applicant's combined group membership and contact information.

SECTION 5: Applicant Business Structure *(continued)*

2b. Texas Franchise Tax Reporting Entity Taxpayer Name

Felix 2, LLC

2c. Reporting Entity Taxpayer Number

32084158776

3. Is the applicant current on all tax payments due to the State of Texas? ☒ Yes ☐ No
4. Are all applicant members of the combined group current on all tax payments due to the State of Texas? ☐ Yes ☐ No ☒ N/A

## SECTION 6: Eligibility Under Tax Code Chapter 313.024

1. Are you an entity subject to the tax under Tax Code, Chapter 171? ☒ Yes ☐ No
2. The property will be used for one of the following activities:
- (1) manufacturing ☐ Yes ☒ No
  - (2) research and development ☐ Yes ☒ No
  - (3) a clean coal project, as defined by Section 5.001, Water Code ☐ Yes ☒ No
  - (4) an advanced clean energy project, as defined by Section 382.003, Health and Safety Code ☐ Yes ☒ No
  - (5) renewable energy electric generation ☒ Yes ☐ No
  - (6) electric power generation using integrated gasification combined cycle technology ☐ Yes ☒ No
  - (7) nuclear electric power generation ☐ Yes ☒ No
  - (8) a computer center that is used as an integral part or as a necessary auxiliary part for the activity conducted by applicant in one or more activities described by Subdivisions (1) through (7) ☐ Yes ☒ No
  - (9) a Texas Priority Project, as defined by 313.024(e)(7) and TAC 9.1051\* ☐ Yes ☒ No
3. Are you requesting that any of the land be classified as qualified investment? ☐ Yes ☒ No
4. Will any of the proposed qualified investment be leased under a capitalized lease? ☐ Yes ☒ No
5. Will any of the proposed qualified investment be leased under an operating lease? ☐ Yes ☒ No
6. Are you including property that is owned by a person other than the applicant? ☐ Yes ☒ No
7. Will any property be pooled or proposed to be pooled with property owned by the applicant in determining the amount of your qualified investment? ☐ Yes ☒ No

\*Note: Applicants requesting eligibility under this category should note that there are additional application and reporting data submission requirements.

## SECTION 7: Project Description

1. In **Tab 4**, attach a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information. If the project is an amendment or a reapplication please specify and provide details regarding the original project.
2. Check the project characteristics that apply to the proposed project:
- |   |   |
|---|---|
| <input type="checkbox"/> Land has no existing improvements  | <input checked="" type="checkbox"/> Land has existing improvements <i>(complete Section 13)</i> |
| <input type="checkbox"/> Expansion of existing operation on the land <i>(complete Section 13)</i> | <input type="checkbox"/> Relocation within Texas  |



## SECTION 8: Limitation as Determining Factor

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

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

## SECTION 9: Projected Timeline

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

1. Estimated school board ratification of final agreement September 1, 2022
  2. Estimated commencement of construction January 1, 2026
  3. Beginning of qualifying time period (MM/DD/YYYY) January 1, 2026
  4. First year of limitation (YYYY) January 1, 2028
- 4a. For the beginning of the limitation period, notate which **one of the following** will apply according to provision of 313.027(a-1)(2):
- ☐ A. January 1 following the application date ☐ B. January 1 following the end of QTP
- ☒ C. January 1 following the commencement of commercial operations
5. Commencement of commercial operations December 31, 2027

## SECTION 10: The Property

1. County or counties in which the proposed project will be located Baylor County
2. Central Appraisal District (CAD) that will be responsible for appraising the property Baylor 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>Seymour, .97; 100%</u> <small>(Name, tax rate and percent of project)</small>	I&S (ISD): <u>Seymour, .08; 100%</u> <small>(Name, tax rate and percent of project)</small>
County: <u>Baylor, .596; 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>Baylor Co. Hosp. Dist., .1827; 100%</u> <small>(Name, tax rate and percent of project)</small>	Water District: <u>Rolling Plains, .02616; 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>	Other (describe): <u>N/A</u> <small>(Name, tax rate and percent of project)</small>

SECTION 10: The Property *(continued)*

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

County: Abatement, 50%; 2026-2034  
*(Incentive type, percentage, start and end year)*City: N/A  
*(Incentive type, percentage, start and end year)*Hospital District: N/A  
*(Incentive type, percentage, start and end year)*Water District: N/A  
*(Incentive type, percentage, start and end year)*Other (describe): N/A  
*(Incentive type, percentage, start and end year)*Other (describe): N/A  
*(Incentive type, percentage, start and end year)*

6. Is the project located entirely within the ISD listed in Section 1?
- ☒
- Yes
- ☐
- No

6a. If no, attach in **Tab 6** maps of the entire project (depicting all other relevant school districts) and additional information on the project scope and size. Please note that only the qualified property within the ISD listed in Section 1 is eligible for the limitation from this application. Please verify that all information in **Tabs 7 and 8**, Section 11, 12 and 13, and map project boundaries pertain to only the property within the ISD listed in Section 1.

7. Did you receive a determination from the Texas Economic Development and Tourism Office that this proposed project and at least one other project seeking a limitation agreement constitute a single unified project (SUP), as allowed in §313.024(d-2)?
- ☐
- Yes
- ☒
- No

7a. If yes, attach in **Tab 6** supporting documentation from the Office of the Governor.

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

**NOTE:** The minimum amount of qualified investment required to qualify for an appraised value limitation and the minimum amount of appraised value limitation vary depending on whether the school district is classified as Subchapter B or Subchapter C, and the taxable value of the property within the school district. For assistance in determining estimates of these minimums, access the Comptroller's website at [comptroller.texas.gov/economy/local/ch313/](http://comptroller.texas.gov/economy/local/ch313/).1. At the time of application, what is the estimated minimum qualified investment required for this school district? \$ 30,000,000.002. What is the amount of appraised value limitation for which you are applying? \$ 30,000,000.00**Note:** The property value limitation amount is based on property values available at the time of application and may change prior to the execution of any final agreement.

3. Does the qualified investment meet the requirements of Tax Code §313.021(1)?
- ☒
- Yes
- ☐
- No

4. Attach a description of the qualified investment [See §313.021(1).] The description must include:

- a specific and detailed description of the qualified investment you propose to make within the project boundary for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (**Tab 7**);
- a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your minimum qualified investment (**Tab 7**); and
- a detailed map of the qualified investment showing location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period, with vicinity map (**Tab 11**).

5. Do you intend to make at least the minimum qualified investment required by Tax Code §313.023 (or §313.053 for Subchapter C school districts) for the relevant school district category during the qualifying time period?
- ☒
- Yes
- ☐
- No

## SECTION 12: Texas Tax Code 313.021(2) Qualified Property

1. Attach a detailed description of the qualified property. [See §313.021(2)] The description must include:

- a specific and detailed description of the qualified property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (**Tab 8**);
- a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your qualified property (**Tab 8**);
- a map or site plan of the proposed qualified property showing the location of the new buildings or new improvements inside the project area boundaries within a vicinity map that includes school district, county and reinvestment zone boundaries (**Tab 11**); and
- Will any of the proposed qualified property be used to renovate, refurbish, upgrade, maintain, modify, improve, or functionally replace existing buildings or existing improvements inside or outside the project area? ☐ Yes ☒ No

**Note:** Property used to renovate, refurbish, upgrade, maintain, modify, improve, or functionally replace existing buildings or existing improvements inside or outside the project area cannot be considered qualified property and will not be eligible for a limitation. See TAC §9.1051(16).

SECTION 12: Texas Tax Code 313.021(2) Qualified Property (*continued*)

2. Is the land upon which the new buildings or new improvements will be built part of the qualified property described by §313.021(2)(A)? ☐ Yes ☒ No
- 2a. If yes, attach complete documentation including:
- legal description of the land (**Tab 9**);
  - each existing appraisal parcel number of the land on which the new improvements will be constructed, regardless of whether or not all of the land described in the current parcel will become qualified property (**Tab 9**);
  - owner (**Tab 9**);
  - the current taxable value of the land, attach estimate if land is part of larger parcel (**Tab 9**); and
  - a detailed map showing the location of the land with vicinity map (**Tab 11**).
3. Is the land on which you propose new construction or new improvements currently located in an area designated as a reinvestment zone under Tax Code Chapter 311 or 312 or as an enterprise zone under Government Code Chapter 2303? ☐ Yes ☒ No
- 3a. If yes, attach the applicable supporting documentation:
- evidence that the area qualifies as an enterprise zone as defined by the Governor's Office (**Tab 16**);
  - legal description of reinvestment zone (**Tab 16**);
  - order, resolution or ordinance establishing the reinvestment zone (**Tab 16**);
  - guidelines and criteria for creating the zone (**Tab 16**); and
  - a map of the reinvestment zone or enterprise zone boundaries with vicinity map (**Tab 11**)
- 3b. If no, submit detailed description of proposed reinvestment zone or enterprise zone with a map indicating the boundaries of the zone on which you propose new construction or new improvements to the Comptroller's office within 30 days of the application date.
- What is the anticipated date on which you will submit final proof of a reinvestment zone or enterprise zone? Please See Tab 16

## SECTION 13: Information on Property Not Eligible to Become Qualified Property

1. In **Tab 10**, attach a specific and detailed description of all **existing property within the project boundary**. This includes buildings and improvements existing as of the application review start date (the date the application is determined to be complete by the Comptroller). The description must provide sufficient detail to locate all existing property on the land that will be subject to the agreement and distinguish existing property from future proposed property.
2. In **Tab 10**, attach a specific and detailed description of all **proposed new property within the project boundary that will not become new improvements** as defined by TAC 9.1051. This includes proposed property that: functionally replaces existing or demolished/removed property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property; or is otherwise ineligible to become qualified property. The description must provide sufficient detail to distinguish existing property (statement 1) and all proposed new property that cannot become qualified property from proposed qualified property that will be subject to the agreement (as described in Section 12 of this application).
3. For the property not eligible to become qualified property within the project boundary in response to statements 1 and 2 of this section, provide the following supporting information in **Tab 10**:
- maps and/or detailed site plan;
  - surveys;
  - appraisal district values and parcel numbers;
  - inventory lists;
  - existing and proposed property lists;
  - model and serial numbers of existing property; or
  - other information of sufficient detail and description.
4. Total estimated market value of existing property within the project boundary (that property described in response to statement 1): ..... \$ 0.00
5. In **Tab 10**, include an appraisal value by the CAD of all the buildings and improvements existing as of a date within 15 days of the date the application is received by the school district.
6. Total estimated market value of proposed property not eligible to become qualified property (that property described in response to statement 2): ..... \$ 0.00

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

## SECTION 14: Wage and Employment Information

1. What is the number of new qualifying jobs you are committing to create? ..... 5
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 ..... \$ 798.00
- b. Qualifying job wage minimum option §313.021(5)(A)  
-110% of the average weekly wage for manufacturing jobs in the county is ..... \$ 933.90
- c. Qualifying job wage minimum option §313.021(5)(B)  
-110% of the average weekly wage for manufacturing jobs in the region is ..... \$ 908.09
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? ..... \$ 47,220.80
7. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? ..... \$ 47,220.80
8. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? ..... ☒ Yes ☐ No
9. Do you intend to satisfy the minimum qualifying job requirement through a determination of cumulative economic benefits to the state as provided by §313.021(3)(F)? ..... ☐ Yes ☒ No
- 9a. If yes, attach in **Tab 13** supporting documentation from the TWC, pursuant to §313.021(3)(F).
10. Do you intend to rely on the project being part of a single unified project, as allowed in §313.024(d-2), in meeting the qualifying job requirements? ..... ☐ Yes ☒ No
- 10a. If yes, attach in **Tab 6** supporting documentation including a list of qualifying jobs in the other school district(s).

## SECTION 15: Economic Impact

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

## *Tab 2: Proof of Payment Application Fee*

Attached.



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

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

*Tab 3: Documentation of Combined Group Membership Under Texas Tax Code 171.0001 (7), history of tax default, delinquencies and/or material litigation (if applicable)*

Not Applicable.



## *Tab 4: Detailed Description of the Project*

Felix 2, LLC is a 787.5 MW wind energy generation facility proposed to be located in Seymour Independent School District. The facility will be comprised of 175, 4.5 MW turbines.

Felix 2, LLC is being developed by AES Clean Energy, LLC (AES). AES, a global Fortune 500 company, is a leading renewable energy developer with over 40 gigawatts of development across the United States. AES is dedicated to delivering green energy across the world through continuous innovation and operational excellence.

**Please Note: This application covers all qualified property in the reinvestment zone and project boundary within Seymour Independent School District including the following:**

- Turbines
- Substation
- Transmission Line
- Operation & Maintenance Building
- Interconnection Facilities
- Underground Electrical Collection Cables
- Meteorological & Associated Towers
- Access Roads to Turbines
- Foundations, Roadways, Pavings, & Fencing

### Generation of Wind Energy:

Wind generation facilities operate through capturing wind energy with two or three propeller-like blades mounted on a rotor to generate electricity. As wind blows, pockets of low-pressure air form on the downwind side of the blade. This low-pressure air then pulls the blade towards it, creating a lift and turning the rotor. The force of the lift is stronger than the drag or the wind's force against the front side of the blade. The combination of the lift and drag causes the rotor to spin thus turning a shaft that spins a generator to create electricity.





## *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 1<sup>st</sup> in net generation from wind energy.<sup>1</sup> 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 Felix 2, 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 AES is currently active including California, Utah, and North Carolina. Thus, an appraised value limitation agreement between Felix 2, LLC and Seymour Independent District is the determining factor in the decision to locate this facility within the state of Texas.

---

<sup>1</sup> U.S. Energy Information Administration



*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)*

Not Applicable.



2424 Ridge Road  
Rockwall, TX 75087



469.298.1594



[www.keatax.com](http://www.keatax.com)



## *Tab 7: Description of Qualified Investment*

Felix 2, LLC is a 787.5 MW wind energy generation facility proposed to be located in Seymour Independent School District. The facility will be comprised of 175, 4.5 MW turbines.

Felix 2, LLC requests that the limitation covers all qualified investment and qualified property located within Seymour Independent School District. It is our request that the limitation includes all eligible and ancillary equipment including the following:

- Turbines
- Substation
- Transmission Line
- Operation & Maintenance Building
- Interconnection Facilities
- Underground Electrical Collection Cables
- Meteorological & Associated Towers
- Access Roads to Turbines
- Foundations, Roadways, Pavings, & Fencing

**Please Note: This application covers all qualified property in the reinvestment zone and project boundary within Seymour Independent School District.**



## *Tab 8: Description of Qualified Property*

Felix 2, LLC is a 787.5 MW wind energy generation facility proposed to be located in Seymour Independent School District. The facility will be comprised of 175, 4.5 MW turbines.

Felix 2, LLC requests that the limitation covers all qualified investment and qualified property located within Seymour Independent School District. It is our request that the limitation includes all eligible and ancillary equipment including the following:

- Turbines
- Substation
- Transmission Line
- Operation & Maintenance Building
- Interconnection Facilities
- Underground Electrical Collection Cables
- Meteorological & Associated Towers
- Access Roads to Turbines
- Foundations, Roadways, Pavings, & Fencing

**Please Note: This application covers all qualified property in the reinvestment zone and project boundary within Seymour Independent School District.**



## *Tab 9: Description of Land*

Not Applicable.



## *Tab 10: Description of All Property Not Eligible to Become Qualified Property (if applicable)*

The existing property consists of ranch houses, barns, out-buildings, tanks, silos that are not qualified property and not owned by Felix 2, LLC. ( The existing improvement are not part of this qualified project).



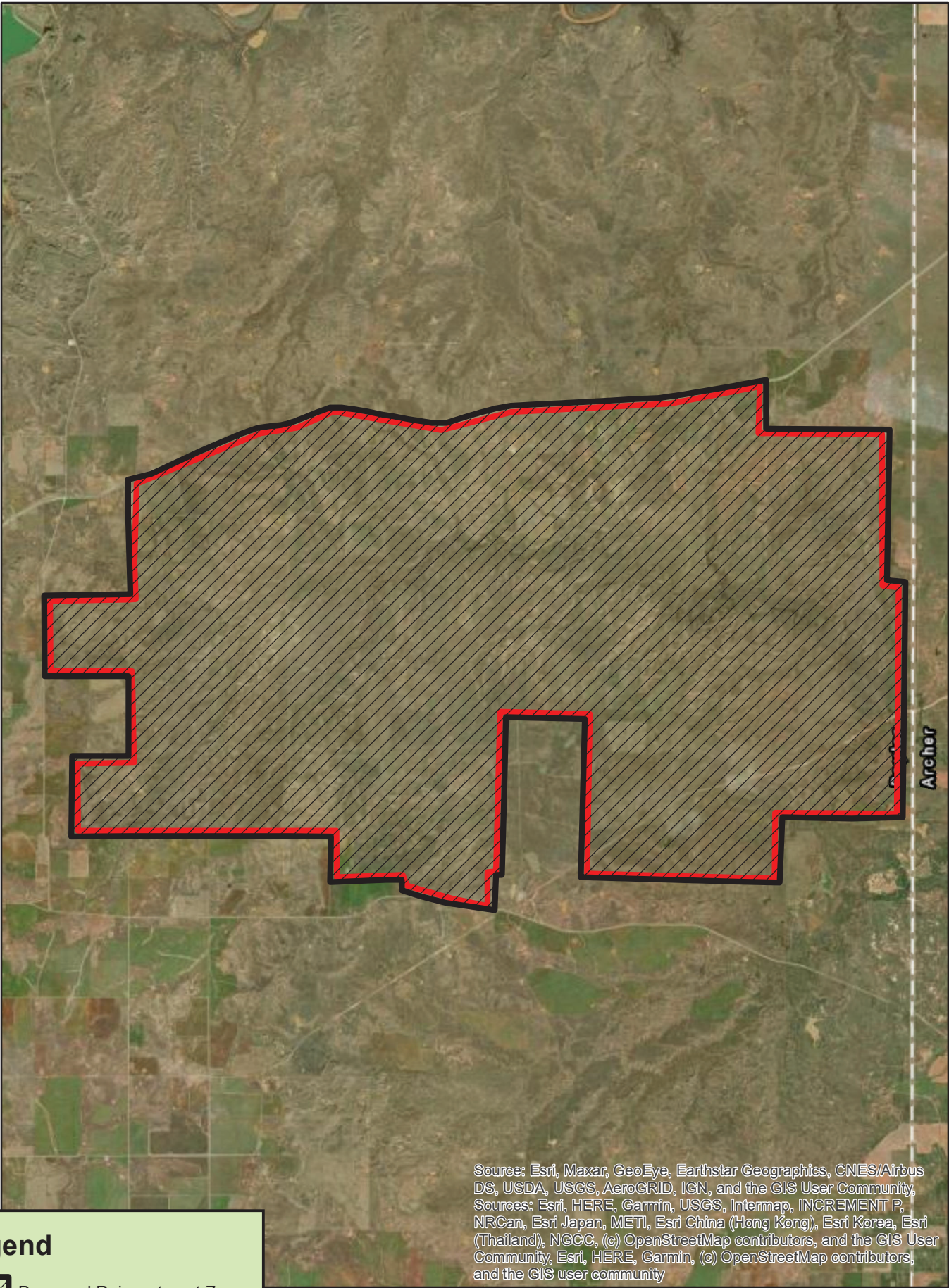
## *Tab 11: Maps*

Please See Attached.







# Felix 2, LLC



## Legend

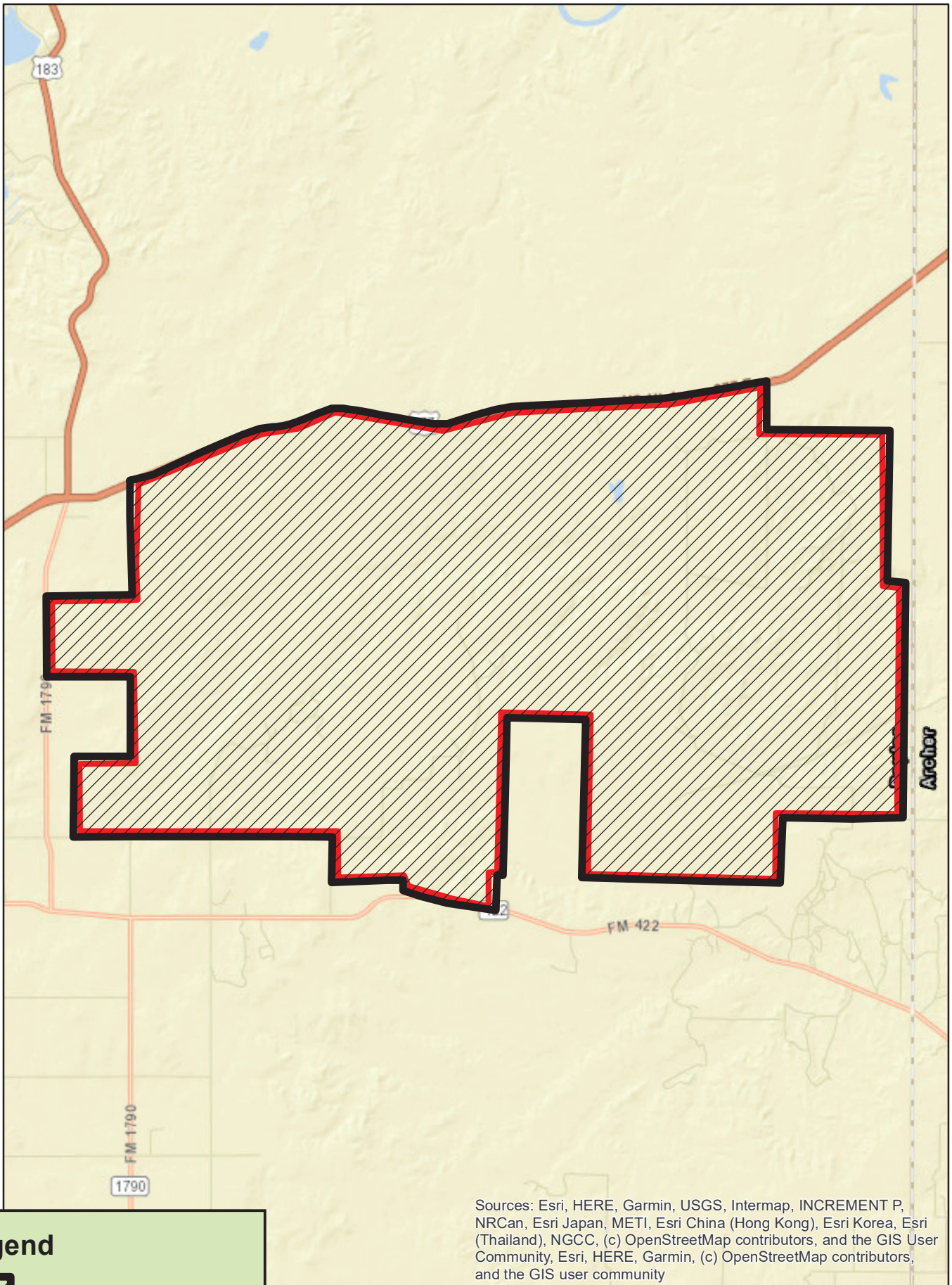
-  Proposed Reinvestment Zone
-  Project Boundary

0 1 2 4 Miles

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community





# Felix 2, LLC




Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

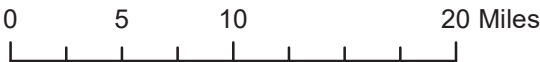
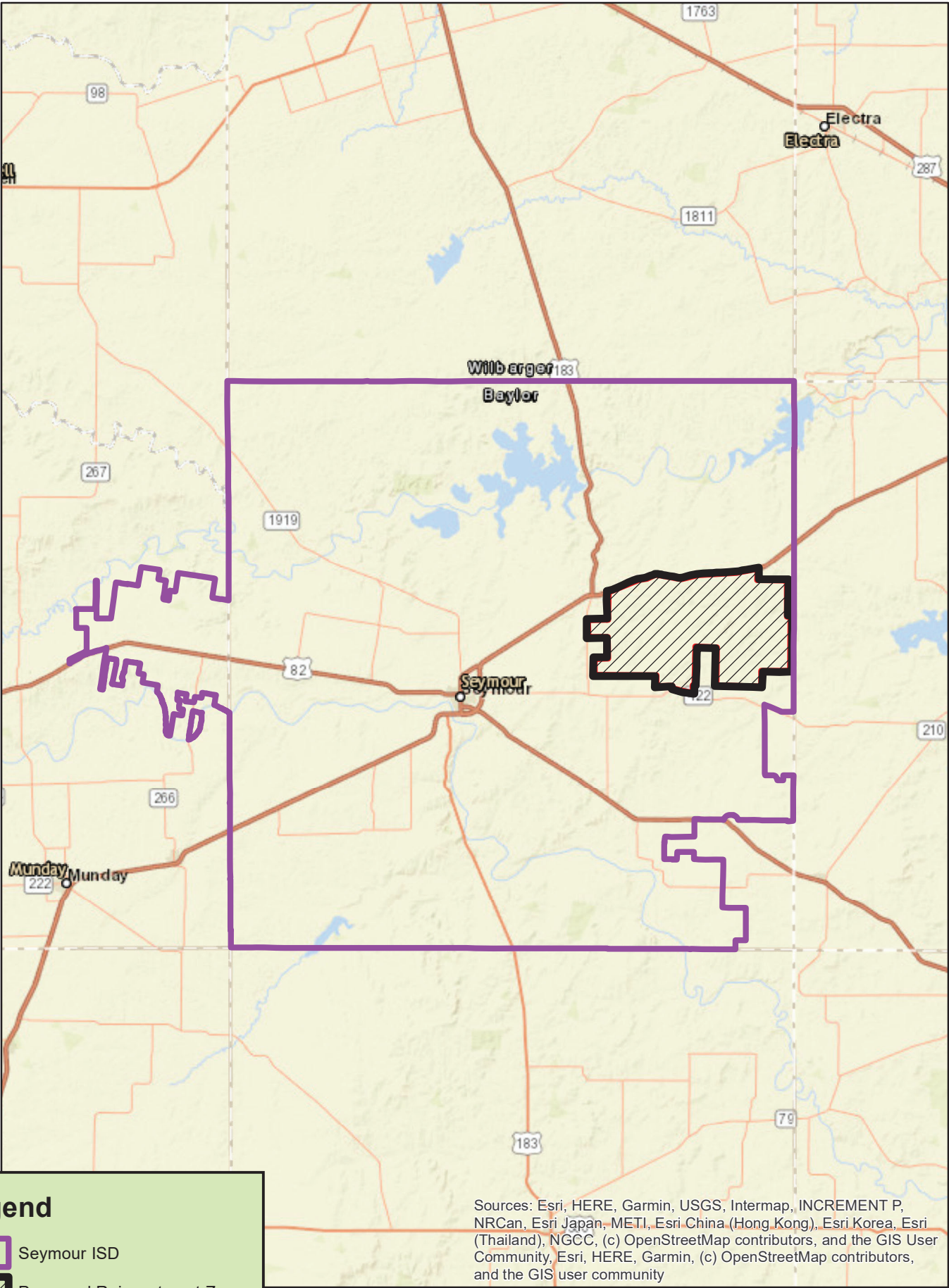
## Legend

-  Proposed Reinvestment Zone
-  Project Boundary

0 1 2 4 Miles

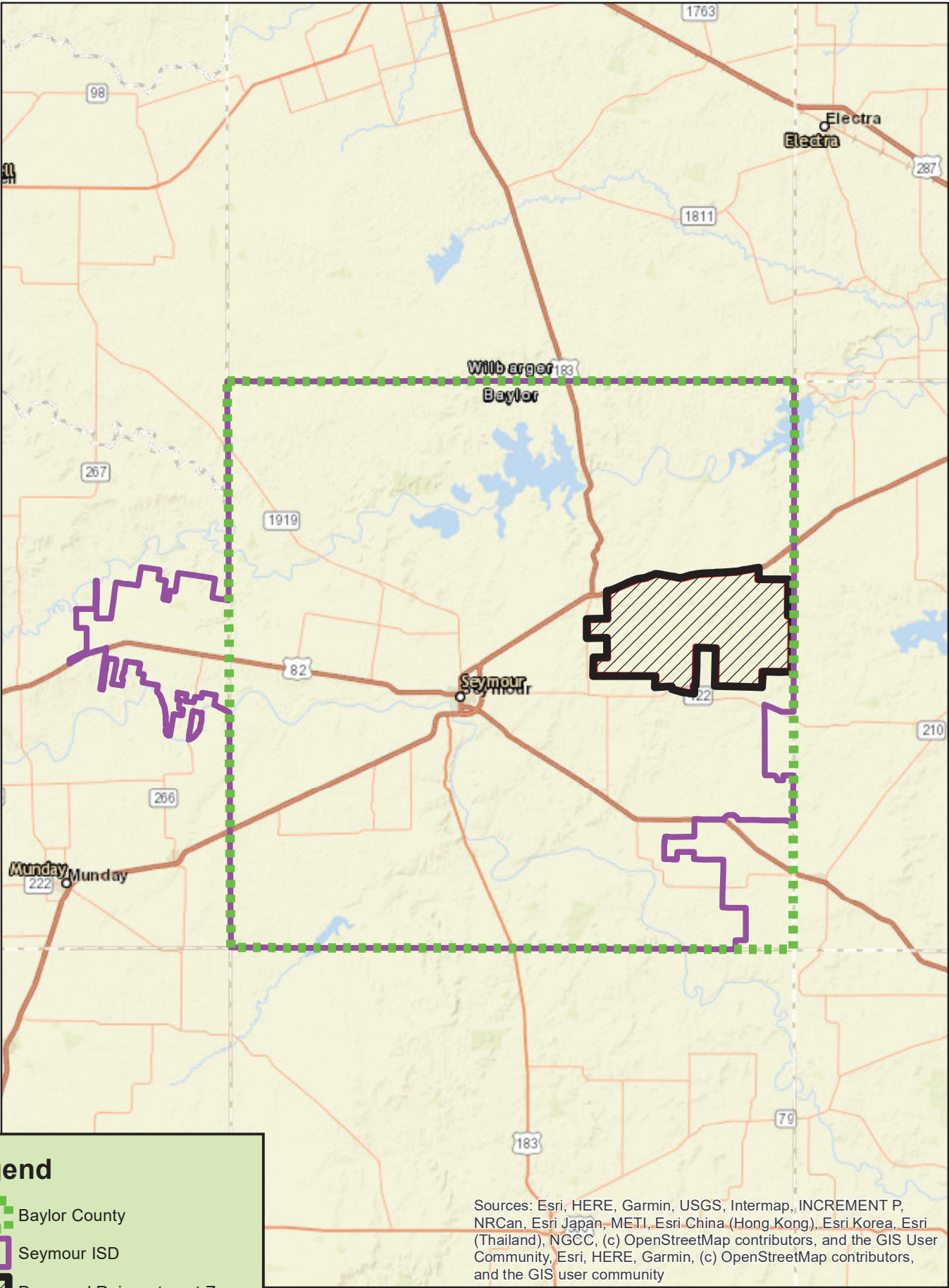


# Felix 2, LLC









# Felix 2, LLC



## Legend

-  Baylor County
-  Seymour ISD
-  Proposed Reinvestment Zone
-  Project Boundary

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

0 5 10 20 Miles

*Tab 12: Request for Waiver of Job Creation Requirement and  
Supporting Information (if applicable)*

Please see attached



April 25, 2022

Seymour Independent School District  
ATT: Superintendent John Anderson  
409 W Idaho  
Seymour, Texas 76380

**RE: Felix 2, LLC Application for Appraised Value Limitation on Qualified Property Job Waiver Request**

Dear Superintendent Anderson:

Felix 2, LLC is requesting that Seymour ISD's Board of Trustees waive the job requirement provision as allowed by Section 313.025 (f-1) of the Texas Property Tax Code. This waiver would be based on the school district's board findings that the jobs creation requirement exceeds the industry standard for the number of employees reasonably necessary for the operation of this facility.

Felix 2, LLC requests that Seymour ISD makes such finding and waive the job creation requirement for 10 permanent jobs. Felix 2, LLC has committed to create 5 full time permanent position for the operation and maintenance of the facility. The qualifying position will be compensated at the rate of 110% of the regional manufacturing wage as well as offer company benefits. Such positions shall be employed by Felix 2, LLC or by the contractor it employs to operate and maintain the facility.

Renewable energy project create many jobs during the development of the facility. It is anticipated that 600-700 construction jobs will be created by Felix 2, LLC; however, once construction is complete the facility will require a relatively low number of permanent workers. The current industry standard for wind energy sites is 1 worker per 150 MW.

Felix 2, LLC kindly requests that you consider the approval of the job waiver request for this project. Undoubtedly, the establishment of this facility will be very beneficial to Seymour ISD, Baylor County, and the advancement of renewable energy in Texas.

Your consideration of this request is greatly appreciated. If you have any questions, please contact us.

Sincerely,



Mike Fry  
Director, Energy Services  
[mfry@keatax.com](mailto:mfry@keatax.com)



## Tab 13: Calculation of Three Possible Wage Requirements and Supporting Information (if applicable)

### Calculation 1: Baylor County Average Weekly Wage: \$798.00

Quarter	Area	Ownership	Industry	Average Weekly Wage
Q4 2020	Baylor County, TX	Total All	All Industries	\$820.00
Q1 2021	Baylor County, TX	Total All	All Industries	\$724.00
Q2 2021	Baylor County, TX	Total All	All Industries	\$835.00
Q3 2021	Baylor County, TX	Total All	All Industries	\$813.00

### Quarterly Census of Employment and Wages (QCEW) Report

[Customize the report/Help with Accessibility](#)

Drag a column header and drop it here to group by that column

Year	Period	Area	Ownership	Industry	Average Weekly Wage
2020	01	Baylor	Total All	Total, All Industries	671
2020	02	Baylor	Total All	Total, All Industries	736
2020	03	Baylor	Total All	Total, All Industries	714
2020	04	Baylor	Total All	Total, All Industries	820
2021	01	Baylor	Total All	Total, All Industries	724
2021	02	Baylor	Total All	Total, All Industries	835
2021	03	Baylor	Total All	Total, All Industries	813

## Calculation 2: 110% Baylor County Average Manufacturing Wage: \$933.90

<i>Quarter</i>	<i>Area</i>	<i>Ownership</i>	<i>Industry</i>	<i>Average Weekly Wage</i>
<i>Q4 2020</i>	<i>Baylor County, TX</i>	<i>Private</i>	<i>Manufacturing</i>	<i>\$965.00</i>
<i>Q1 2021</i>	<i>Baylor County, TX</i>	<i>Private</i>	<i>Manufacturing</i>	<i>\$728.00</i>
<i>Q2 2021</i>	<i>Baylor County, TX</i>	<i>Private</i>	<i>Manufacturing</i>	<i>\$905.00</i>
<i>Q3 2021</i>	<i>Baylor County, TX</i>	<i>Private</i>	<i>Manufacturing</i>	<i>\$798.00</i>

### Quarterly Census of Employment and Wages (QCEW) Report

[Customize the report/Help with Accessibility](#)

Drag a column header and drop it here to group by that column						
Year	Period	Area	Ownership	Industry	Average Weekly Wage	
2020	01	Baylor	Private	Manufacturing	921	
2020	02	Baylor	Private	Manufacturing	875	
2020	03	Baylor	Private	Manufacturing	789	
2020	04	Baylor	Private	Manufacturing	965	
2021	01	Baylor	Private	Manufacturing	728	
2021	02	Baylor	Private	Manufacturing	905	
2021	03	Baylor	Private	Manufacturing	798	



*Calculation 3: 110% Regional Manufacturing Wage: \$908.09 weekly or \$47,220.80 annually*

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

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

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

Data published: August 2021.

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

Annual Wage Figure assumes a 40-hour work week.

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

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

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





*Tab 14: Schedules A1, A2, B, C and D completed and signed  
Economic Impact (if applicable)*

Please See Attached.



Schedule A1: Total Investment for Economic Impact (through the Qualifying Time Period)

PROPERTY INVESTMENT AMOUNTS									
(Estimated investment in each year. Do not put cumulative totals.)									
			Tax Year (Fill in actual tax year below) YYYY	Column A New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	Column B New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Column C Other new investment made during this year that will not become Qualified Property [SEE NOTE]	Column D Other new investment made during this year that may become Qualified Property [SEE NOTE]	Column E Total Investment (Sum of Columns A+B+C+D)	
School Year (YYYY-YYYY)	Year								
Investment made before filing complete application with district	0	2022-2023	2022	Not eligible to become Qualified Property			[The only other investment made before filing complete application with district that may become Qualified Property is land.]		
Investment made before filing complete application with district	0	2023-2024	2023						
Investment made after filing complete application with district, but before final board approval of application	0	2024-2025	2024						
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period	0	2025-2026	2025						
Complete tax years of qualifying time period	QTP1	2026-2027	2026	\$ 246,000,000.00				\$ 246,000,000.00	
	QTP2	2027-2028	2027	\$ 584,312,500.00	\$ 500,000.00			\$ 584,812,500.00	
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				\$ 830,312,500.00	\$ 500,000.00			\$ 830,812,500.00	
				Enter amounts from TOTAL row above in Schedule A2					
Total Qualified Investment (sum of green cells)				\$ 830,812,500.00					

For All Columns: List amount invested each year, not cumulative totals.

Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application.

Column B: Only tangible personal property that is specifically described in the application can become qualified property.

Column C: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.

Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property; is used to maintain, refurbish, renovate, modify or upgrade existing property, or is affixed to existing property—described in SECTION 13, question #5 of the application.

Column E: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.

Total Investment: Add together each cell in a column and enter the sum in the blue total investment row. Enter the data from this row into the first row in Schedule A2.

Qualified Investment: For the green qualified investment cell, enter the sum of all the green-shaded cells.

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

PROPERTY INVESTMENT AMOUNTS									
(Estimated Investment in each year. Do not put cumulative totals.)									
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	Column A New investment (original cost) in <b>longible personal property</b> placed in service during this year that will become Qualified Property	Column B New investment made during this year in <b>buildings or permanent nonremovable components of buildings</b> that will become Qualified Property	Column C Other investment made during this year that will <u>not</u> become Qualified Property (SEE NOTE)	Column D	Column E	
Total Investment from Schedule A1*	--	TOTALS FROM SCHEDULE A1		\$	830,312,500.00	\$	Enter amounts from TOTAL row in Schedule A1 in the row below 500,000.00	\$	830,812,500.00
Each year prior to start of value limitation period	0	2025-2026	2025						
Each year prior to start of value limitation period	QTP 1	2026-2027	2026	\$	246,000,000.00			\$	246,000,000.00
Each year prior to start of value limitation period	QTP 2	2027-2028	2027	\$	584,312,500.00	\$	500,000.00	\$	584,812,500.00
Value limitation period***	1	2028-2029	2028						
	2	2029-2030	2029						
	3	2030-2031	2030						
	4	2031-2032	2031						
	5	2032-2033	2032						
	6	2033-2034	2033						
	7	2034-2035	2034						
	8	2035-2036	2035						
	9	2036-2037	2036						
	10	2037-2038	2037						
	Total Investment made through limitation			\$	830,312,500.00	\$	500,000.00	\$	830,812,500.00
Continue to maintain viable presence	11	2038-2039	2038						
	12	2039-2040	2039						
	13	2040-2041	2040						
	14	2041-2042	2041						
	15	2042-2043	2042						
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2043-2044	2043						
	17	2044-2045	2044						
	18	2045-2046	2045						
	19	2046-2047	2046						
	20	2047-2048	2047						
	21	2048-2049	2048						
	22	2049-2050	2049						
	23	2050-2051	2050						
	24	2051-2052	2051						
	25	2051-2052	2052						

\* All investments made through the qualifying time period are captured and totaled on Schedule A1 [blue box] and incorporated into this schedule in the **first row**.  
\*\* Only investment made during deferrals of the start of the limitation (after the end of qualifying time period but before the start of the Value Limitation Period) should be included in the "year prior to start of value limitation period" row(s). If the limitation starts at the end of the qualifying time period or the qualifying time period overlaps the limitation, no investment should be included on this line.  
\*\*\* If your qualifying time period will overlap your value limitation period, do not also include investment made during the qualifying time period in years 1 and/or 2 of the value limitation period, depending on the overlap. Only include investments/years that were **not** captured on Schedule A1.  
For All Columns: List amount invested each year, not cumulative totals. Only include investments in the remaining rows of Schedule A2 that were not captured on Schedule A1.  
Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application.  
Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.  
Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property, is used to maintain, refurbish, renovate, modify or upgrade existing property, or is affixed to existing property—described in SECTION 13, question #5 of the application.  
Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.

Schedule B: Estimated Market And Taxable Value (of Qualified Property Only)

	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Qualified Property		Estimated Total Market Value of tangible personal property in the new buildings or "in or on the new improvements"	Estimated Taxable Value		
				Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements		Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions
Each year prior to start of Value Limitation Period	0	2025-2026	2025						
Each year prior to start of Value Limitation Period	0	2026-2027	2026						
Each year prior to start of Value Limitation Period	0	2027-2028	2027			\$ 123,000,000.00	\$ 123,000,000.00	\$ 123,000,000.00	\$ 123,000,000.00
Value Limitation Period	1	2028-2029	2028		\$ 500,000.00	\$ 830,312,500.00	\$ 830,812,500.00	\$ 830,812,500.00	\$ 30,000,000.00
	2	2029-2030	2029		\$ 485,000.00	\$ 772,190,625.00	\$ 772,675,625.00	\$ 772,675,625.00	\$ 30,000,000.00
	3	2030-2031	2030		\$ 470,000.00	\$ 705,765,625.00	\$ 706,235,625.00	\$ 706,235,625.00	\$ 30,000,000.00
	4	2031-2032	2031		\$ 455,000.00	\$ 643,492,187.50	\$ 643,947,187.50	\$ 643,947,187.50	\$ 30,000,000.00
	5	2032-2033	2032		\$ 440,000.00	\$ 581,218,750.00	\$ 581,658,750.00	\$ 581,658,750.00	\$ 30,000,000.00
	6	2033-2034	2033		\$ 425,000.00	\$ 523,096,875.00	\$ 523,521,875.00	\$ 523,521,875.00	\$ 30,000,000.00
	7	2034-2035	2034		\$ 410,000.00	\$ 456,671,875.00	\$ 457,081,875.00	\$ 457,081,875.00	\$ 30,000,000.00
	8	2035-2036	2035		\$ 395,000.00	\$ 398,550,000.00	\$ 398,945,000.00	\$ 398,945,000.00	\$ 30,000,000.00
	9	2036-2037	2036		\$ 380,000.00	\$ 332,125,000.00	\$ 332,505,000.00	\$ 332,505,000.00	\$ 30,000,000.00
	10	2037-2038	2037		\$ 365,000.00	\$ 274,003,125.00	\$ 274,368,125.00	\$ 274,368,125.00	\$ 30,000,000.00
Continue to maintain viable presence	11	2038-2039	2038		\$ 350,000.00	\$ 207,578,125.00	\$ 207,928,125.00	\$ 207,928,125.00	\$ 207,928,125.00
	12	2039-2040	2039		\$ 335,000.00	\$ 166,062,500.00	\$ 166,397,500.00	\$ 166,397,500.00	\$ 166,397,500.00
	13	2040-2041	2040		\$ 320,000.00	\$ 166,062,500.00	\$ 166,382,500.00	\$ 166,382,500.00	\$ 166,382,500.00
	14	2041-2042	2041		\$ 305,000.00	\$ 166,062,500.00	\$ 166,367,500.00	\$ 166,367,500.00	\$ 166,367,500.00
	15	2042-2043	2042		\$ 290,000.00	\$ 166,062,500.00	\$ 166,352,500.00	\$ 166,352,500.00	\$ 166,352,500.00
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2043-2044	2043		\$ 275,000.00	\$ 166,062,500.00	\$ 166,337,500.00	\$ 166,337,500.00	\$ 166,337,500.00
	17	2044-2045	2044		\$ 260,000.00	\$ 166,062,500.00	\$ 166,322,500.00	\$ 166,322,500.00	\$ 166,322,500.00
	18	2045-2046	2045		\$ 245,000.00	\$ 166,062,500.00	\$ 166,307,500.00	\$ 166,307,500.00	\$ 166,307,500.00
	19	2046-2047	2046		\$ 230,000.00	\$ 166,062,500.00	\$ 166,292,500.00	\$ 166,292,500.00	\$ 166,292,500.00
	20	2047-2048	2047		\$ 215,000.00	\$ 166,062,500.00	\$ 166,277,500.00	\$ 166,277,500.00	\$ 166,277,500.00
	21	2048-2049	2048		\$ 200,000.00	\$ 166,062,500.00	\$ 166,262,500.00	\$ 166,262,500.00	\$ 166,262,500.00
	22	2049-2050	2049		\$ 185,000.00	\$ 166,062,500.00	\$ 166,247,500.00	\$ 166,247,500.00	\$ 166,247,500.00
	23	2050-2051	2050		\$ 170,000.00	\$ 166,062,500.00	\$ 166,232,500.00	\$ 166,232,500.00	\$ 166,232,500.00
	24	2051-2052	2051		\$ 155,000.00	\$ 166,062,500.00	\$ 166,217,500.00	\$ 166,217,500.00	\$ 166,217,500.00
	25	2051-2052	2052		\$ 140,000.00	\$ 166,062,500.00	\$ 166,202,500.00	\$ 166,202,500.00	\$ 166,202,500.00

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

Only include market value for eligible property on this schedule.

# Schedule C: Employment Information

Date

4/18/2022

Applicant Name

AES CE Solutions TX, LLC

ISD Name

Seymour ISD

Form 50-296A

Revised October 2020

Construction				Qualifying Jobs		
Column A		Column B	Column C	Column D	Column E	
Number of Construction FTE's		Average annual wage rates for construction workers	Number of non-qualifying jobs applicant estimates it will create (cumulative)	Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Annual wage of new qualifying jobs	
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY			
	0	2025-2026	2025			
	0	2026-2027	2026			
	0	2027-2028	2027			
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	1	2028-2029	2028		5	\$ 47,220.80
	2	2029-2030	2029		5	\$ 47,220.80
	3	2030-2031	2030		5	\$ 47,220.80
	4	2031-2032	2031		5	\$ 47,220.80
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	5	2032-2033	2032		5	\$ 47,220.80
	6	2033-2034	2033		5	\$ 47,220.80
	7	2034-2035	2034		5	\$ 47,220.80
	8	2035-2036	2035		5	\$ 47,220.80
Years Following Value Limitation Period	9	2036-2037	2036		5	\$ 47,220.80
	10	2037-2038	2037		5	\$ 47,220.80
	11 through	25	2038-2052		5	\$ 47,220.80

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

*Tab 15: Economic Impact Analysis, other payments made in the state or other economic information (if applicable)*

Not Applicable.



## *Tab 16: Description of Reinvestment or Enterprise Zone*

Currently, it is anticipated that Seymour Independent School District will create the reinvestment zone prior to the execution of the agreement. Please find attached the draft resolution of Felix 2 Reinvestment Zone No. 01.



## SEYMOUR INDEPENDENT SCHOOL DISTRICT

### RESOLUTION CREATING THE FELIX 2 REINVESTMENT ZONE NO. 01

**WHEREAS**, Section 312.0025 of the Texas Tax Code permits a school district to designate a reinvestment zone if that designation is reasonably likely to contribute to the expansion of primary employment in the reinvestment zone, or attract major investment in the reinvestment zone that would be a benefit to property in the reinvestment zone and to the school district and contribute to the economic development of the region of this state in which the school district is located; and,

**WHEREAS**, the Seymour Independent School District (the “District”) desires to encourage the development of primary employment and to attract major investment in the District and contribute to the economic development of the region in which the school district is located; and,

**WHEREAS**, a public hearing is required by Chapter 312 of the Texas Tax Code prior to approval of a reinvestment zone; and,

**WHEREAS**, the District published notice of a public hearing regarding the possible designation of the area described in the attached **Exhibit A** as a reinvestment zone for the purposes of Chapter 313 of the Texas Tax Code; and,

**WHEREAS**, the District wishes to create a reinvestment zone within the boundaries of the school district in Seymour Texas as shown on the map attached as **Exhibit B**; and,

**WHEREAS**, the District has given written notice of the proposed action and the Public Hearing to all political subdivisions and taxing authorities having jurisdiction over the property proposed to be designated as the reinvestment zone, described in the attached **Exhibits A & B**; and,

**WHEREAS**, all interested members of the public were given an opportunity to make comments at the public hearing.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE SEYMOUR INDEPENDENT SCHOOL DISTRICT:**

**SECTION 1.** That the facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

**SECTION 2.** That the Board of Trustees of the Seymour Independent School District, after conducting such hearing and having heard such evidence and testimony, has made the following findings and determinations based on the evidence and testimony presented to it:



- (a) That the public hearing on the adoption of *THE FELIX 2 REINVESTMENT ZONE NO. 01* has been called, held and conducted, and that notices of such hearing have been published and mailed to the respective presiding officers of the governing bodies of all taxing units overlapping the territory inside the proposed reinvestment zone; and,
- (b) That the boundaries of *THE FELIX 2 REINVESTMENT ZONE NO. 01* be and, by the adoption of this Resolution, are declared and certified to be the area as described in the description attached hereto as “**Exhibit A**”; and,
- (c) That the map attached hereto as “**Exhibit B**” is declared to be and, by the adoption of this Resolution, is certified to accurately depict and show the boundaries of *THE FELIX 2 REINVESTMENT ZONE NO. 01* which is described in **Exhibit A**; and further certifies that the property described in **Exhibit A** is inside the boundaries shown on **Exhibit B**; and,
- (d) That creation of *THE FELIX 2 REINVESTMENT ZONE NO. 01* with boundaries as described in **Exhibit A** and **Exhibit B** will result in benefits to the Seymour Independent School District and to land included in the zone, and that the improvements sought are feasible and practical; and,
- (e) That the *THE FELIX 2 REINVESTMENT ZONE NO. 01* described in **Exhibit A** and **Exhibit B** meets the criteria set forth in Texas Tax Code §312.0025 for the creation of a reinvestment zone as set forth in the Property Redevelopment and Tax Abatement Act, as amended, in that it is reasonably likely that the designation will contribute to the retention or expansion of primary employment, and/or will attract investment in the zone that will be a benefit to the property, and would contribute to economic development within the Seymour Independent School District.

**SECTION 3.** That pursuant to the Property Redevelopment and Tax Abatement Act, as amended, the Seymour Independent School District hereby creates a reinvestment zone under the provisions of Texas Tax Code §312.0025, encompassing the area described by the descriptions in **Exhibit A** and **Exhibit B**, and such reinvestment zone is hereby designated and shall hereafter be referred to as *THE FELIX 2 REINVESTMENT ZONE NO. 01*.

**SECTION 4.** That the existence of the *THE FELIX 2 REINVESTMENT ZONE NO. 01* shall first take effect upon, XXXX XX, 2022, the date of the adoption of this Resolution by the Board of Trustees and shall remain designated as a commercial-industrial reinvestment zone for a period of five (5) years from such date of such adoption.

**SECTION 5.** That if any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this

Resolution.

**SECTION 6.** That it is hereby found, determined and declared that a sufficient notice of the date, hour, place and subject of the meeting of the Seymour Independent School District Board of Trustees, at which this Resolution was adopted, was posted at a place convenient and readily accessible at all times, as required by the Texas Open Government Act, Texas Government Code, Chapter 551, as amended; and that a public hearing was held prior to the designation of such reinvestment zone, and that proper notice of the hearing was published in newspapers of general circulation in Baylor County of the State of Texas, and furthermore, such notice was, in fact, delivered to the presiding officer of any effected taxing entity as prescribed by the Property Redevelopment and Tax Abatement Act.

PASSED, APPROVED AND ADOPTED on this XX day of XXXX, 2022.

**SEYMOUR INDEPENDENT  
SCHOOL DISTRICT**

By: \_\_\_\_\_  
President  
Board of Trustees

ATTEST: \_\_\_\_\_  
Secretary  
Board of Trustees

**EXHIBIT A**

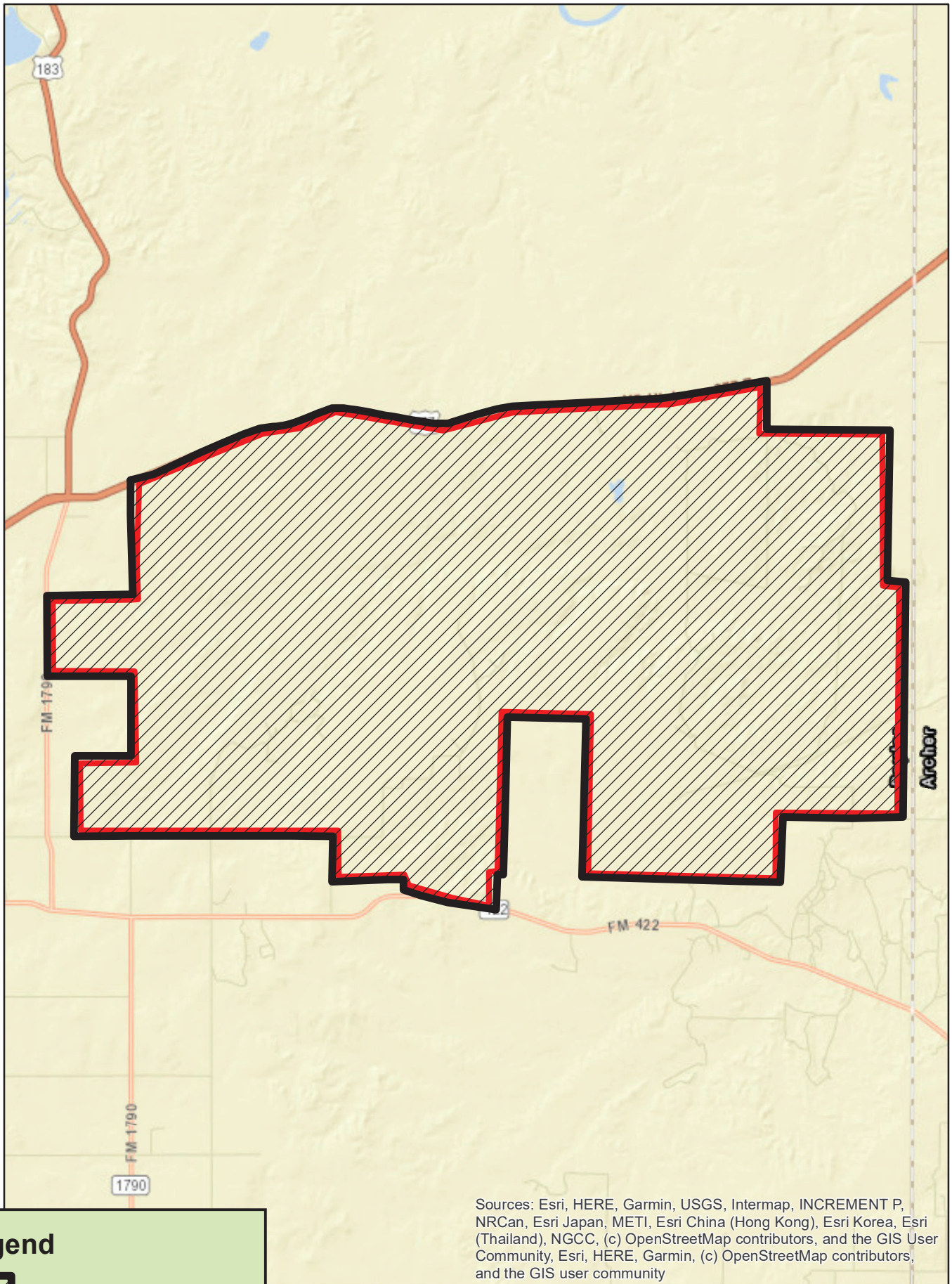
**LEGAL DESCRIPTION OF THE FELIX 2 REINVESTMENT ZONE NO. 01**

**THE FELIX 2 REINVESTMENT ZONE NO. 01**

**EXHIBIT B**



**SURVEY MAPS OF THE FELIX 2 REINVESTMENT ZONE NO. 01**

# Felix 2, LLC




Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

## Legend

-  Proposed Reinvestment Zone
-  Project Boundary

0 1 2 4 Miles



*Tab 17: Signature and Certification Page, Signed and Dated by  
Authorized School District Representative and Authorized  
Company Representative (applicant)*

Please See Attached.



## SECTION 16: Authorized Signatures and Applicant Certification

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

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

**1. Authorized School District Representative Signature**

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

print  
here ➡

John Anderson

Print Name (Authorized School District Representative)

Title

Superintendent

sign  
here ➡



Signature (Authorized School District Representative)

Date

4-25-22

**2. Authorized Company Representative (Applicant) Signature and Notarization**

I am the authorized representative for the business entity for the purpose of filing this application. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code. The information contained in this application and schedules is true and correct to the best of my knowledge and belief.

I hereby certify and affirm that the business entity I represent is in good standing under the laws of the state in which the business entity was organized and that no delinquent taxes are owed to the State of Texas.

print  
here ➡

Print Name (Authorized Company Representative (Applicant))

Title

sign  
here ➡

Signature (Authorized Company Representative (Applicant))

Date

GIVEN under my hand and seal of office this, the

\_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Notary Public in and for the State of Texas

(Notary Seal)

My Commission expires: \_\_\_\_\_

If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.



## SECTION 16: Authorized Signatures and Applicant Certification

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

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

## 1. Authorized School District Representative Signature

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

print  
here →

Print Name (Authorized School District Representative)

Title

sign  
here →

Signature (Authorized School District Representative)

Date

## 2. Authorized Company Representative (Applicant) Signature and Notarization

I am the authorized representative for the business entity for the purpose of filing this application. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code. The information contained in this application and schedules is true and correct to the best of my knowledge and belief.

I hereby certify and affirm that the business entity I represent is in good standing under the laws of the state in which the business entity was organized and that no delinquent taxes are owed to the State of Texas.

print  
here →

NEERAJ BHAT  
Print Name (Authorized Company Representative (Applicant))

VP of Product Development  
Title

sign  
here →


  
Signature (Authorized Company Representative (Applicant))

April 19, 2022  
Date



GIVEN under my hand and seal of office this, the

19<sup>th</sup> day of April, 2022

  
Notary Public in and for the State of Virginia  
My Commission expires: March 31, 2023.

If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.