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May 26, 2022

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

RE: Application to the Mathis Independent School District from Charter Oak Solar, 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 Mathis Independent School District is notifying Charter Oak Solar, 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 May 23, 2022. The Board voted to accept the application on May 23, 2022. The application has been determined complete as of May 26, 2022.

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

Sincerely,

Kevin O'Hanlon
School District Consultant

Cc: Live Oak CAD
Charter Oak Solar, LLC

APPLICATION TAB ORDER FOR REQUESTED ATTACHMENTS	
	ATTACHMENT
1	Sections 1-16
2	Proof of Payment of Application Fee
3	Documentation of Combined Group membership under Texas Tax Code 171.0001(7), history of tax default, delinquencies and/or material litigation *(if applicable)*
4	Detailed description of the project
5	Documentation to assist in determining if limitation is a determining factor
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)*
7	Description of Qualified Investment
8	Description of Qualified Property
9	Description of Land
10	Description of all property not eligible to become qualified property *(if applicable)*
11	Maps that clearly show: a) Project boundary and project vicinity, including county and school district boundaries b) Qualified investment including 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 c) Qualified property including location of new buildings or new improvements d) Any existing property within the project area e) Any facilities owned or operated by the applicant having interconnections to the proposed project f) Location of project, and related nearby projects within vicinity map g) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size **Note:** Maps should be high resolution files. Include map legends/markers.
12	Request for Waiver of Job Creation Requirement and supporting information *(if applicable)*
13	Calculation of non-qualifying wage target and two possible qualifying job wage requirements with TWC documentation
14	Schedules A1, A2, B, and C completed and signed Economic Impact *(if applicable)*
15	Economic Impact Analysis, other payments made in the state or other economic information *(if applicable)*
16	Description of Reinvestment or Enterprise Zone, including: a) evidence that the area qualifies as an enterprise zone as defined by the Governor's Office b) legal description of reinvestment zone c) order, resolution or ordinance establishing the reinvestment zone d) guidelines and criteria for creating the zone
17	Signature and Certification page, signed and dated by Authorized School District Representative and Authorized Company Representative *(applicant)*

TAB 1

Pages 1 through 9 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/. 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

May 23, 2022
Date Application Received by District

Tim
First Name

Norman
Last Name

Superintendent
Title

Mathis Independent School District
School District Name

602 East San Patricio Avenue
Street Address

602 East San Patricio Avenue
Mailing Address

Mathis
City

TX
State

78368
ZIP

361-547-3378
Phone Number

361-547-9474
Fax Number

N/A
Mobile Number (optional)

tnorman@mathisisd.org
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)*

First Name: Dan
Last Name: Casey
Title: Partner
Firm Name: Moak Casey and Associates LLP
Phone Number: 512-485-7878
Fax Number: 512-485-7888
Mobile Number *(optional)*: N/A
Email Address: dcasey@moakcasey.com

4. On what date did the district determine this application complete? . . . . . May 26, 2022

SECTION 2: Applicant Information

1. Authorized Company Representative *(Applicant)*

First Name: Nathan
Last Name: Franzen
Title: Vice President, Development
Organization: National Grid Renewables Development, LLC
Street Address: 8400 Normandale Lake Blvd. Suite 1200
Mailing Address: 8400 Normandale Lake Blvd. Suite 1200
City: Bloomington
State: MN
ZIP: 55437
Phone Number: 952-359-5683
Fax Number: 952-988-9001
Mobile Number *(optional)*: N/A
Business Email Address: nathan@nationalgridrenewables.com

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

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

First Name: Jeff
Last Name: Ringblom
Title: Chief Financial Officer
Organization: National Grid Renewables Development, LLC
Street Address: 8400 Normandale Lake Blvd. Suite 1200
Mailing Address: 8400 Normandale Lake Blvd. Suite 1200
City: Bloomington
State: MN
ZIP: 55437
Phone Number: 952-358-5661
Fax Number: 952-988-9001
Mobile Number *(optional)*: N/A
Business Email Address: jeff@nationalgridrenewables.com

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

SECTION 2: Applicant Information *(continued)*

4. Authorized Company Consultant *(If Applicable)*

First Name: Sam
Last Name: Gregson
Title: Senior Consultant
Firm Name: Cummings Westlake LLC
Phone Number: 713-266-4456
Fax Number: N/A
Business Email Address: sgregson@cwlp.net

SECTION 3: Fees and Payments

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

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

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

Payment Amount: $75,000
Transaction Type: Check
Payor: Geronimo Energy (DE), LLC
Payee: Mathis Independent School District
Date transaction was processed: May 16, 2022

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? Charter Oak Solar, LLC
2. Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 *(11 digits)* 32084543803
3. Parent Company Name National Grid Renewables Development,LLC
4. Parent Company Tax ID 32075875628
5. NAICS code 221114
6. Is the applicant a party to any other pending or active Chapter 313 agreements? ☐ Yes ☑ No

6a. If yes, please list application number, name of school district and year of agreement

SECTION 5: Applicant Business Structure

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

Charter Oak Solar, LLC

2c. Reporting Entity Taxpayer Number

32084543803

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:
   - ☑ Land has no existing improvements
   - ☐ Land has existing improvements *(complete Section 13)*
   - ☐ Expansion of existing operation on the land *(complete Section 13)*
   - ☐ 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: October 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 2027

SECTION 10: The Property

1. County or counties in which the proposed project will be located: Live Oak County
2. Central Appraisal District (CAD) that will be responsible for appraising the property: Live Oak 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): Mathis ISD; 100%; $0.96035
(Name, tax rate and percent of project)

I&S (ISD): Mathis ISD; 100%; $0.4042
(Name, tax rate and percent of project)

County: Live Oak County; 100%; $0.30163
(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: Live Oak Underground WCD; 100%; $0.00173
(Name, tax rate and percent of project)

Other *(describe)*: ESD #1; 100%; $0.0445
(Name, tax rate and percent of project)

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

SECTION 10: The Property *(continued)*

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

County: N/A
(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 yeart)

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/**.

1. At the time of application, what is the estimated minimum qualified investment required for this school district?. $30,000,000
2. What is the amount of appraised value limitation for which you are applying? $30,000,000

   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. 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**);
   b. 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
   c. 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:
   1a. 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**);
   1b. 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**);
   1c. 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
   1d. 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:
   - a. legal description of the land (**Tab 9**);
   - b. 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**);
   - c. owner (**Tab 9**);
   - d. the current taxable value of the land, attach estimate if land is part of larger parcel (**Tab 9**); and
   - e. 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:
   - a. evidence that the area qualifies as an enterprise zone as defined by the Governor's Office (**Tab 16**);
   - b. legal description of reinvestment zone (**Tab 16**);
   - c. order, resolution or ordinance establishing the reinvestment zone (**Tab 16**);
   - d. guidelines and criteria for creating the zone (**Tab 16**); and
   - e. 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? August 2022

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**:
   - a. maps and/or detailed site plan;
   - b. surveys;
   - c. appraisal district values and parcel numbers;
   - d. inventory lists;
   - e. existing and proposed property lists;
   - f. model and serial numbers of existing property; or
   - g. 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? 1
2. What is the number of new non-qualifying jobs you are estimating you will create? (See TAC 9.1051(14)) 0
3. Do you intend to request that the governing body waive the minimum new qualifying job creation requirement, as provided under Tax Code §313.025(f-1)? . . . . . ☑ Yes ☐ No

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

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

   a. Non-qualified job wages
   - average weekly wage for all jobs (all industries) in the county is . . . . . $ 1,078.75

   b. Qualifying job wage minimum option §313.021(5)(A)
   -110% of the average weekly wage for manufacturing jobs in the county is . . . . . Manufacturing Wage Data is Not Aavailable

   c. Qualifying job wage minimum option §313.021(5)(B)
   -110% of the average weekly wage for manufacturing jobs in the region is . . . . . $ 1,556.99

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? . . . . . $ 80,963.30
7. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? . . . . . $ 80,965.00
8. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? . . . . . ☑ Yes ☐ No
9. Do you intend to satisfy the minimum qualifying job requirement through a determination of cumulative economic benefits to the state as provided by §313.021(3)(F)? . . . . . ☐ Yes ☑ No

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

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

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

SECTION 15: Economic Impact

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

TAB 2

Proof of Payment of Application Fee

Please find on the attached page, copy of the check for the $75,000 application fee to Mathis Independent School District.

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

Franchise Tax Account Status

As of : 05/16/2022 16:07:09

This page is valid for most business transactions but is not sufficient for filings with the Secretary of State

CHARTER OAK SOLAR, LLC	
Texas Taxpayer Number	32084543803
Mailing Address	1999 BRYAN ST STE 900 DALLAS, TX 75201-3140
Right to Transact Business in Texas	ACTIVE
State of Formation	DE
Effective SOS Registration Date	05/11/2022
Texas SOS File Number	0804562883
Registered Agent Name	NATIONAL REGISTERED AGENTS, INC.
Registered Office Street Address	1999 BRYAN ST. STE. 900 DALLAS, TX 75201

TAB 4

Detailed Description of the Project

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

Charter Oak Solar, LLC is requesting an Appraised Value Limitation from Mathis Independent School District for the Charter Oak Solar Project (the "Project"), a proposed solar powered electric generating and battery storage facility in Live Oak County. The battery storage is only for storage of power generated by the Qualified Property. The proposed Mathis ISD Project (this Application) would be constructed within the Charter Oak Solar Reinvestment Zone that will be created by Mathis ISD prior to executing a Value Limitation Agreement. A map showing the location of the project is included in Tab 11. The project is also known by the name Argenta Solar. The Project IGNR Number for the solar is 25INR0060 and the Project IGNR Number for the battery storage is 25INR0061. Both were assigned on March 16, 2022. This application covers all qualified property in the reinvestment zone and project boundary within Mathis ISD necessary for commercial operations.

The proposed Project is anticipated to have a total power generation capacity of 320 MW ac and 160 MW of one-hour battery storage, all of which will be located in Mathis ISD. Solar and battery storage equipment selection is ongoing at this time and has not been finalized. The exact number of PV panels and their capacity will depend upon the panels and inverters selected, manufacturers availability and prices, ongoing engineering design optimization and the final megawatt generating capacity of the Project when completed. Current plans are to install battery storage equipment and approximately 850,000 PV panels and 70 solar inverters within Mathis ISD. The Applicant requests a Value Limitation for all materials and equipment installed for the Project in Mathis ISD, including collection systems, transmission lines, electrical interconnections, roads, control systems necessary for commercial generation of electricity, battery storage, solar modules/panels, foundations, racking and mounting structures, inverters boxes, combiner boxes, meteorological equipment, roadways, maintenance and operations building, paving, fencing, electrical substations, generation transmission tie line and associated towers, and interconnection facilities.

Construction of the Project is anticipated to begin in January 2026 with completion by December 2027.

TAB 5

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

National Grid Renewables is a leading North American renewable energy company based in Minneapolis, Minnesota, with satellite offices located throughout multiple states in the regions where it develops, constructs, and operates. As a farmer-friendly and community focused company, National Grid Renewables develops projects for corporations and utilities that seek to repower America's electricity grid by reigniting local economies and reinvesting in a sustainable future. National Grid Renewables is part of the competitive, unregulated Ventures division of National Grid and has a robust portfolio of solar, wind, and energy storage projects located throughout the United States. Our team has successfully developed over 2,800 megawatts (MW) of wind and solar projects that are currently in operation or under construction – that is enough to power over 400,000 homes.

National Grid Renewables is keen to develop and build the proposed Charter Oak Solar Project as per this application, but since this Project is still in the early stages of development, further investment could be, if necessary, redeployed to other counties and states competing for similar wind projects. National Grid Renewables Energy is active in states throughout the US, where each project individually competes for a finite pool of capital investment. State and local tax incentives contribute to the lowering of the cost of power sold to our customers and making our investment more viable and marketable. National Grid Renewables is continually comparing investment opportunities, rate of return, and market viability of each project based upon project financial metrics. For example, National Grid Renewables currently has ongoing project developments in many states, including but not limited to, Colorado, Nebraska, New Mexico, North Dakota, and Tennessee.

Due to the extremely competitive power market in ERCOT most if not all PPA's economic model assumptions are based on the Project securing this Chapter 313 appraised value limitation and other local tax incentives. The property tax liabilities of a project without tax incentives in Texas lowers the return to investors and financiers to an unacceptable level at today's contracted power rates under a PPA. A signed PPA in the Texas market is at a much lower rate than other states because of competitively low electricity prices. Both parties of the PPA have an escape clause if the terms of the PPA cannot be met. Without the tax incentives in Texas, a project with a PPA becomes non-financeable. Therefore, this appraised value limitation is critical to the ability of the proposed Project to move forward as currently sited.

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)

District	Percentage	Tax Rate
1) Live Oak County	100%	$0.30163
2) Live Oak County Emer. Serv. Dist. #1	100%	$0.04450
3) Live Oak Underground WCD	100%	$.001730

TAB 7

Description of Qualified Investment

Qualified Investment for this Project includes:

- collection systems
- transmission lines
- electrical interconnections
- battery storage equipment
- roads
- control systems necessary for commercial generation of electricity
- solar modules/panels
- foundations
- racking and mounting structures
- inverters boxes
- combiner boxes
- meteorological equipment
- maintenance and operations building
- paving
- fencing
- electrical substations
- generation transmission tie line and associated towers
- interconnection facilities.

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

TAB 8

Description of Qualified Property

Qualified Property for this project includes:

- collection systems
- transmission lines
- electrical interconnections
- battery storage equipment
- roads
- control systems necessary for commercial generation of electricity
- solar modules/panels
- foundations
- racking and mounting structures
- inverters boxes
- combiner boxes
- meteorological equipment
- maintenance and operations building
- paving
- fencing
- electrical substations
- generation transmission tie line and associated towers
- interconnection facilities.

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

TAB 9

Description of Land

Not applicable. The land on which the new buildings and new improvements will be built, is not being claimed as part of the qualified property described by §313.021(2)(A).

TAB 10

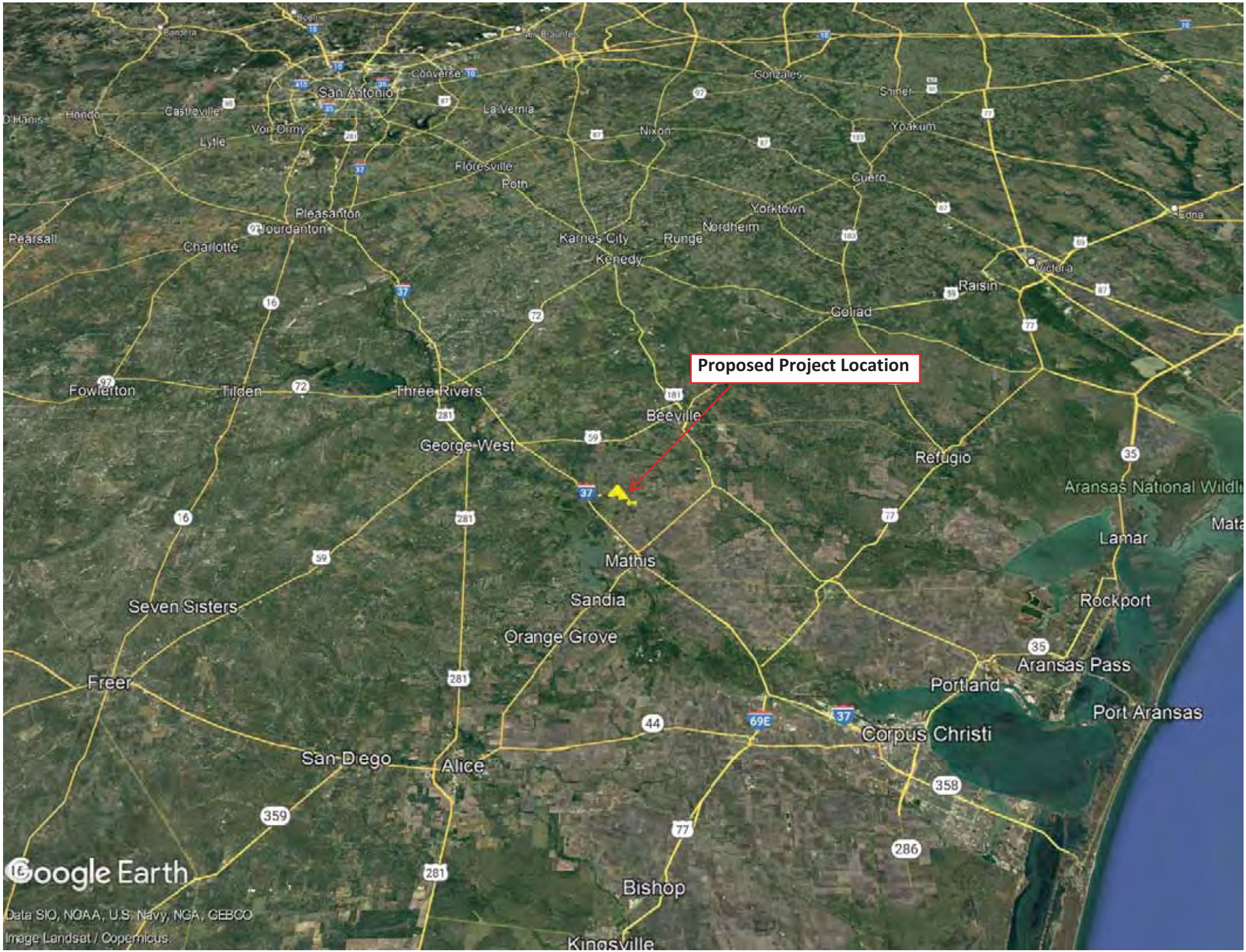
Description of all property not eligible to become qualified property (if applicable)

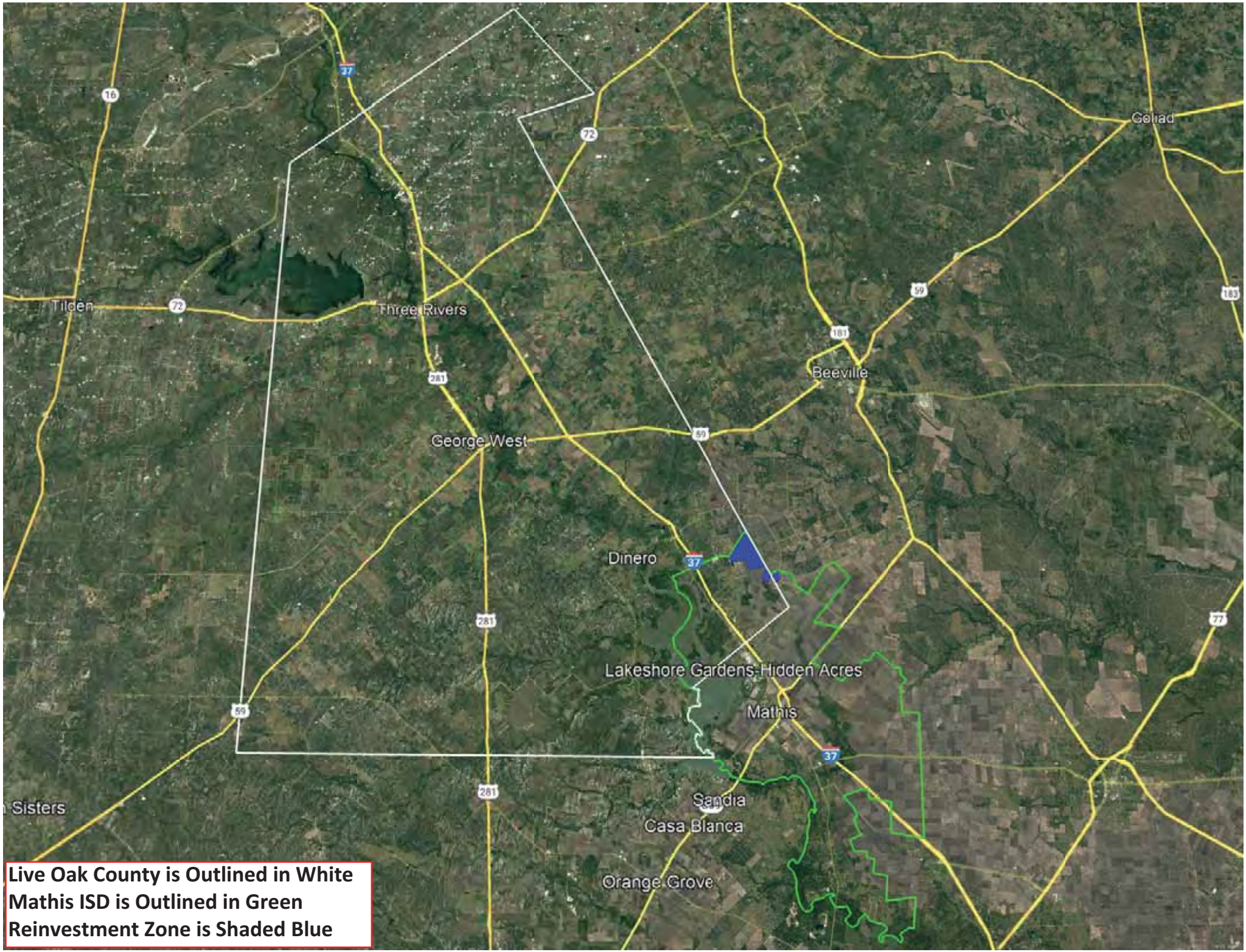
None

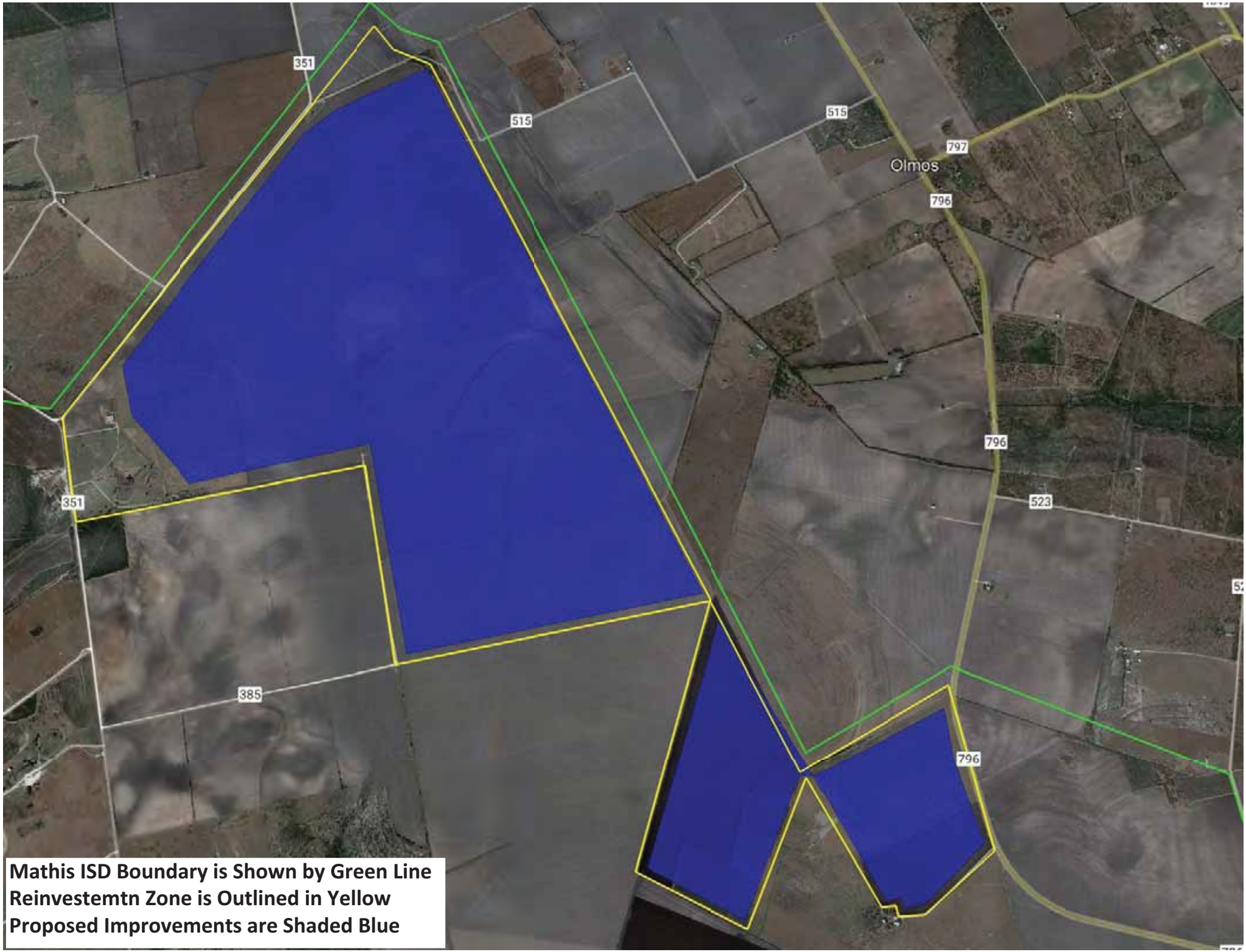
TAB 11

Maps that clearly show:

a) Project vicinity
b) Qualified investment including location of new building or new improvements.
c) Qualified property including location of new building or new improvements.
d) Existing property
e) Land location within vicinity map
f) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size.


Proposed Project Location
San Antonio
Converse
Gonzales
Seguin
Castroville
Hondo
La Vernia
Von Ormy
Lytle
Nixon
Yoakum
Floresville
Poth
Cuero
Pleasanton
Jourdanton
Yorktown
Nordheim
Pearsall
Charlotte
Karnes City
Runge
Kenedy
Victoria
Raisin
Goliad
Fowlerton
Tilden
Three Rivers
Beeville
George West
Refugio
Aransas National Wildl
Lamar
Mathis
Sandia
Rockport
Seven Sisters
Orange Grove
Aransas Pass
Freer
Portland
Port Aransas
Corpus Christi
San Diego
Alice
Bishop
Kingsville
Google Earth
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Image Landsat / Copernicus


Tilden
Three Rivers
George West
Beeville
Goliad
Dinero
Lakeshore Gardens-Hidden Acres
Mathis
Sandia
Casa Blanca
Orange Grove
Sisters
Live Oak County is Outlined in White
Mathis ISD is Outlined in Green
Reinvestment Zone is Shaded Blue



Mathis ISD Boundary is Shown by Green Line
Reinvestemtn Zone is Outlined in Yellow
Proposed Improvements are Shaded Blue

TAB 12

Request for Waiver of Job Creation Requirement and supporting information (if applicable)

See Attached

CUMMINGS WESTLAKE

PROPERTY TAX ADVISORS

May 16, 2022

Mr. Tim Norman
Superintendent
Mathis Independent School District
602 E. San Patricio Avenue
Mathis, TX 78368

Re: Chapter 313 Jobs Waiver Request

Dear Superintendent Norman,

Charter Oak Solar, LLC requests that the Mathis Independent School District's Board of Trustees waive the job requirement provision as allowed by Section 313.025(f-1) of the 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 the facility of the property owner that is described in the application.

Charter Oak Solar, LLC requests that the Board of Trustees make such a finding and waive the job creation requirement for 10 permanent jobs. The industry standard for employment for solar electric generation facilities is typically one full-time employee for approximately 350MW of facility generating capacity. In line with industry standards for job requirements, Charter Oak Solar, LLC has committed to create one job for the project.

Solar projects create a large number of full and part-time, but temporary jobs during the construction phase of the project but require a relatively small number of highly skilled technicians to operate and maintain the project after commercial operation commences. This number will vary depending on the operations and maintenance requirements of the solar equipment selected as well as the support and technical assistance offered by the equipment manufacturer. The permanent employees of a solar project maintain, and service photovoltaic panels, underground electrical connections, substations, and other infrastructure associated with the safe and reliable operation of the project. In addition to the onsite employees, there may be managers or technicians who support the project from offsite locations.

Sincerely,

Sam Gregson
Senior Consultant
Cummings Westlake, LLC

12837 Louetta Road, Suite 201 | Cypress, Texas 77429-5611
P: 713.266.4456 W: cwlp.net

TAB 13

Calculation of three possible wage requirements with TWC documentation

- Live Oak County average weekly wage for all jobs (all industries)
- Live Oak County average weekly wage for all jobs (manufacturing)
- See attached Council of Governments Regional Wage Calculation and Documentation

CHARTER OAK SOLAR, LLC
TAB 13 TO CHAPTER 313 APPLICATION

LIVE OAK COUNTY
CHAPTER 313 WAGE CALCULATION - ALL JOBS - ALL INDUSTRIES

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
FIRST	2021	$ 1,089	$ 56,628
SECOND	2021	$ 1,051	$ 54,652
THIRD	2021	$ 1,012	$ 52,624
FOURTH	2021	$ 1,163	$ 60,476
	AVERAGE	$ 1,078.75	$ 56,095.00

LIVE OAK COUNTY
CHAPTER 313 WAGE CALCULATION - MANUFACTURING JOBS

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
FIRST	2021	No Data Available	
SECOND	2021	No Data Available	
THIRD	2021	No Data Available	
FOURTH	2021	No Data Available	
	AVERAGE		
	X	110%	110%
		$ -	$ -

CHAPTER 313 WAGE CALCULATION - REGIONAL WAGE RATE

	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
	2020	$ 1,415	$ 73,603
	X	110%	110%
		$ 1,556.99	$ 80,963.30

**** SEE ATTACHED TWC DOCUMENTATION***

Year	Period	Area	Ownership	Industry Code	Industry	Level	Average Weekly Wage
2021	01	Live Oak	Total All	10	Total, All Industries	0	1,089
2021	02	Live Oak	Total All	10	Total, All Industries	0	1,051
2021	03	Live Oak	Total All	10	Total, All Industries	0	1,012
2021	04	Live Oak	Total All	10	Total, All Industries	0	1,163

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

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

110% X $73,603 = $80,963.30

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)

See attached Schedules A1, A2, B and C.

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

Date 4/7/2022
Applicant Name CHARTER OAK SOLAR, LLC
ISD Name MATHIS ISD

Form 50-296A
Revised October 2020

PROPERTY INVESTMENT AMOUNTS

(Estimated Investment in each year. Do not put cumulative totals.)

	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	Column A: New investment (original cost) in **tangible personal property** placed in service during this year that will become Qualified Property	Column B: New investment made during this year in **buildings or permanent nonremovable components of buildings** that will become Qualified Property	Column C: Other 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)
Investment made before filing complete application with district	--	Year preceding the first complete tax year of the qualifying time period (assuming no deferrals of qualifying time period)		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 after filing complete application with district, but before final board approval of application								
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period								
Complete tax years of qualifying time period	QTP1	2026-2027	2026	124,800,000	-	-		124,800,000
	QTP2	2027-2028	2027	187,200,000	500,000	-		187,700,000
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				312,000,000	500,000	-		312,500,000
				Enter amounts from TOTAL row above in Schedule A2				
Total Qualified Investment (sum of green cells)				312,500,000				

For All Columns: List amount invested each year, not cumulative totals.
Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application.
Only tangible personal property that is specifically described in the application can become qualified property.
Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.
Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property—described in SECTION 13, question #5 of the application.
Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.
Total Investment: Add together each cell in a column and enter the sum in the blue total investment row. Enter the data from this row into the first row in Schedule A2.
Qualified Investment: For the green qualified investment cell, enter the sum of all the green-shaded cells.

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

Date 4/7/2022
Applicant Name CHARTER OAK SOLAR, LLC
ISD Name MATHIS ISD

Form 50-296A
Revised October 2020

PROPERTY INVESTMENT AMOUNTS

(Estimated Investment in each year. Do not put cumulative totals.)

	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	Column A New investment (original cost) in **tangible personal property** placed in service during this year that will become Qualified Property	Column B New investment made during this year in **buildings or permanent nonremovable components of buildings** that will become Qualified Property	Column C Other investment made during this year that will not become Qualified Property [SEE NOTE]	Column D Other investment made during this year that will become Qualified Property {SEE NOTE]	Column E **Total Investment** (A+B+C+D)
				Enter amounts from TOTAL row in Schedule A1 in the row below				
Total Investment from Schedule A1*	--	**TOTALS FROM SCHEDULE A1**		312,500,000	-	-	-	312,500,000
Each year prior to start of value limitation period** *Insert as many rows as necessary*	0	2026-2027	2026					
Each year prior to start of value limitation period** *Insert as many rows as necessary*	0	2027-2028	2027	0	0	0	0	0
Value limitation period***	1	2028-2029	2028	0	0	0	0	0
	2	2029-2030	2029	0	0	0	0	0
	3	2030-2031	2030	0	0	0	0	0
	4	2031-2032	2031	0	0	0	0	0
	5	2032-2033	2032	0	0	0	0	0
	6	2033-2034	2033	0	0	0	0	0
	7	2034-2035	2034	0	0	0	0	0
	8	2035-2036	2035	0	0	0	0	0
	9	2036-2037	2036	0	0	0	0	0
	10	2037-2038	2037	0	0	0	0	0
Total Investment made through limitation				312,500,000				312,500,000
Continue to maintain viable presence	11	2038-2039	2038			0		0
	12	2039-240	2039			0		0
	13	2040-2041	2040			0		0
	14	2041-2042	2041			0		0
	15	2042-2043	2042			0		0
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2043-2044	2043			0		0
	17	2044-2045	2044			0		0
	18	2045-2046	2045			0		0
	19	2046-2047	2046			0		0
	20	2047-2048	2047			0		0
	21	2048-2049	2048			0		0
	22	2049-2050	2049			0		0
	23	2050-2051	2050			0		0
	24	2051-2052	2051			0		0
	25	2052-2053	2052			0		0

* All investments made through the qualifying time period are captured and totaled on Schedule A1 [blue box] and incorporated into this schedule in the **first row.**

** Only investment made during deferrals of the start of the limitation (after the end of qualifying time period but before the start of the Value Limitation Period) should be included in the "year prior to start of value limitation period" row(s). If the limitation starts at the end of the qualifying time period or the qualifying time period overlaps the limitation, no investment should be included on this line.

*** If your qualifying time period will overlap your value limitation period, do not also include investment made during the qualifying time period in years 1 and/or 2 of the value limitation period, depending on the overlap. Only include investments/years that were **not** captured on Schedule A1.

For All Columns: List amount invested each year, not cumulative totals. Only include investments in the remaining rows of Schedule A2 that were not captured on Schedule A1.

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

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

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

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

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

Date 4/7/2022
Applicant Name CHARTER OAK SOLAR, LLC
ISD Name MATHIS ISD

Form 50-296A
Revised October 2020

				Qualified Property			Estimated Taxable Value		
	Year	**School Year** (YYYY-YYYY)	**Tax Year** (Fill in actual tax year) YYYY	Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions
Each year prior to start of Value Limitation Period *Insert as many rows as necessary*		2026-2027	2026	0	0	0	0	0	0
		2027-2028	2027	0	0	62,400,000	62,400,000	62,400,000	62,400,000
Value Limitation Period	1	2028-2029	2028	0	500,000	214,949,280	215,449,280	215,449,280	30,000,000
	2	2029-2030	2029	0	487,500	197,725,632	198,213,132	198,213,132	30,000,000
	3	2030-2031	2030	0	475,300	179,139,792	179,615,092	179,615,092	30,000,000
	4	2031-2032	2031	0	463,400	159,053,232	159,516,632	159,516,632	30,000,000
	5	2032-2033	2032	0	451,800	137,373,600	137,825,400	137,825,400	30,000,000
	6	2033-2034	2033	0	440,500	113,962,368	114,402,868	114,402,868	30,000,000
	7	2034-2035	2034	0	429,500	88,681,008	89,110,508	89,110,508	30,000,000
	8	2035-2036	2035	0	418,800	61,367,904	61,786,704	61,786,704	30,000,000
	9	2036-2037	2036	0	408,300	46,176,000	46,584,300	46,584,300	30,000,000
	10	2037-2038	2037	0	398,100	46,176,000	46,574,100	46,574,100	30,000,000
Continue to maintain viable presence	11	2038-2039	2038	0	388,100	46,176,000	46,564,100	46,564,100	46,564,100
	12	2039-240	2039	0	378,400	46,176,000	46,554,400	46,554,400	46,554,400
	13	2040-2041	2040	0	368,900	46,176,000	46,544,900	46,544,900	46,544,900
	14	2041-2042	2041	0	359,700	46,176,000	46,535,700	46,535,700	46,535,700
	15	2042-2043	2042	0	350,700	46,176,000	46,526,700	46,526,700	46,526,700
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2043-2044	2043	0	341,900	46,176,000	46,517,900	46,517,900	46,517,900
	17	2044-2045	2044	0	333,400	46,176,000	46,509,400	46,509,400	46,509,400
	18	2045-2046	2045	0	325,100	46,176,000	46,501,100	46,501,100	46,501,100
	19	2046-2047	2046	0	317,000	46,176,000	46,493,000	46,493,000	46,493,000
	20	2047-2048	2047	0	309,100	46,176,000	46,485,100	46,485,100	46,485,100
	21	2048-2049	2048	0	301,400	46,176,000	46,477,400	46,477,400	46,477,400
	22	2049-2050	2049	0	293,900	46,176,000	46,469,900	46,469,900	46,469,900
	23	2050-2051	2050	0	286,600	46,176,000	46,462,600	46,462,600	46,462,600
	24	2051-2052	2051	0	279,400	46,176,000	46,455,400	46,455,400	46,455,400
	25	2052-2053	2052	0	272,400	46,176,000	46,448,400	46,448,400	46,448,400

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 4/7/2022

Applicant Name CHARTER OAK SOLAR, LLC

ISD Name MATHIS ISD

Form 50-296A

Revised October 2020

				Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A	**Column B**	**Column C**	**Column D**	**Column E**
	Year	**School Year** (YYYY-YYYY)	**Tax Year** (Actual tax year) YYYY	Number of Construction FTE's	**Average** annual wage rates for construction workers	Number of non-qualifying jobs applicant estimates it will create (cumulative)	Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Annual wage of new qualifying jobs
Each year prior to start of Value Limitation Period *Insert as many rows as necessary*		2026-2027	2026	350FTE	55,000	0	0	0
		2027-2028	2027	350 FTE	55,000	0	0	0
Value Limitation Period *The qualifying time period could overlap the value limitation period.*	1	2028-2029	2028	N/A	N/A	0	1	80,965
	2	2029-2030	2029	N/A	N/A	0	1	80,965
	3	2030-2031	2030	N/A	N/A	0	1	80,965
	4	2031-2032	2031	N/A	N/A	0	1	80,965
	5	2032-2033	2032	N/A	N/A	0	1	80,965
	6	2033-2034	2033	N/A	N/A	0	1	80,965
	7	2034-2035	2034	N/A	N/A	0	1	80,965
	8	2035-2036	2035	N/A	N/A	0	1	80,965
	9	2036-2037	2036	N/A	N/A	0	1	80,965
	10	2037-2038	2037	N/A	N/A	0	1	80,965
Years Following Value Limitation Period	11 through 25	2038-2053	2038-2052	N/A	N/A	0	1	80,965

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)

None

TAB 16

Description of Reinvestment Zone or Enterprise Zone, including:

a) *Evidence that the area qualifies as an enterprise zone as defined by the Governor's office.*
b) *Legal description of reinvestment zone**
c) *Order, resolution, or ordinance established the* reinvestment zone*
d) *Guidelines and criteria for creating the zone**

a) Not applicable
b) Please see attached draft reinvestment zone resolution
c) Not Applicable

MATHIS INDEPENDENT SCHOOL DISTRICT

RESOLUTION CREATING CHARTER SOLAR REINVESTMENT ZONE NO. 1

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 Mathis 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 Live Oak County, 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 MATHIS 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 Mathis 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 *Charter Solar Reinvestment Zone*

No. 1 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 *Charter Solar Reinvestment Zone No. 1* 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 *Charter Solar Reinvestment Zone No. 1* 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 *Charter Solar Reinvestment Zone No. 1* with boundaries as described in **Exhibit A** and **Exhibit B** will result in benefits to the Mathis Independent School District and to land included in the zone, and that the improvements sought are feasible and practical; and,

(e) That the *Charter Solar Reinvestment Zone No. 1* 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 Mathis Independent School District.

SECTION 3. That pursuant to the Property Redevelopment and Tax Abatement Act, as amended, the Mathis 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 *Charter Solar Reinvestment Zone No. 1*.

SECTION 4. That the existence of the *Charter Solar Reinvestment Zone No. 1* 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 beheld 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 Mathis 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 Live Oak 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.

MATHIS INDEPENDENT SCHOOL DISTRICT

By: _____ ATTEST:_____

President
Board of Trustees

Secretary
Board of Trustees

EXHIBIT A

LEGAL DESCRIPTION OF CHARTER SOLARE REINVESTMENT ZONE NO. 1

CHARTER SOLAR REINVESTMENT ZONE NO. 1

EXHIBIT B

SURVEY MAPS OF CHARTER SOLAR REINVESTMENT ZONE NO. 1

TAB 17

Signature and Certification Page; signed and dated by Authorized School District Representative and Authorized Company Representative (applicant)

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 Tim Norman
Print Name *(Authorized School District Representative)*

Superintendent
Title

sign here
Signature *(Authorized School District Representative)*

Date 5/23/22

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 Nathan Franzen
Print Name *(Authorized Company Representative (Applicant))*

Vice President, Development
Title

sign here
Signature *(Authorized Company Representative (Applicant))*

Date 5/16/22

SARA JEAN TRIBBY
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2026

(Notary Seal)

GIVEN under my hand and seal of office this, the

16 day of MAY, 2022

Notary Public in and for the State of Texas

My Commission expires: 01/31/2026

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.