

Tab 4

Detailed description of the project.

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.

Siete Wind, LLC (“Siete Wind”), is the project entity formed to facilitate the development and commercialization of a utility-scale wind energy project (The “Project”). Siete Wind is a wholly owned subsidiary of Apex Clean Energy Holdings, LLC, (“Apex”). Apex is one of the most successful independent renewable energy development companies in the U.S.

Apex is actively evaluating renewable energy project opportunities in locations across the United States at various stages of development. Siete Wind was assigned IGNR number 20INR0047 on June 13, 2019. Siete Wind is/has not been known by any other names in the past.

Siete Wind is requesting an appraised value limitation from Webb CISD for a proposed wind energy project and transmission facilities located in Webb County. The wind farm and its associated infrastructure will be constructed entirely within Webb County, Texas. A map showing the location of the wind farm is included as Attachment 11a.

The Project will have a total estimated capacity of approximately 480 MW of which approximately 408 MW will be located within Webb CISD.

Siete Wind has obtained a lease and option agreement with the property owner needed to construct the Project.

Construction of the wind farm is expected to take approximately 12 months to complete, contingent upon favorable economics for the Project.

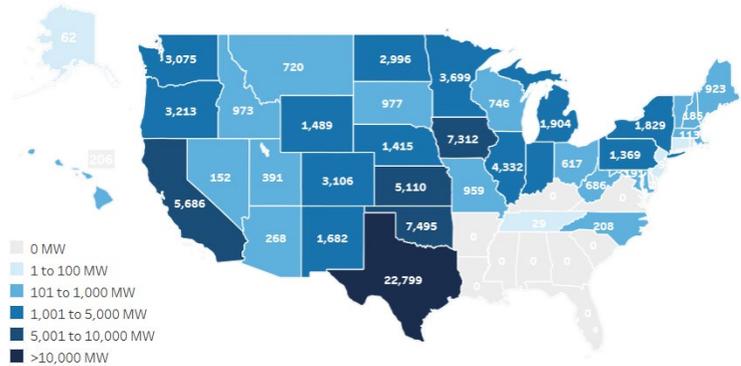
While the wind resource for Webb County, Texas is excellent, there are many favorable locations for wind projects that could be developed across the United States. Siete Wind considers a Limitation of Appraised Value Agreement with Webb CISD as a key and integral portion of the Project.

In today’s competitive energy market, project investors and power purchasers require renewable energy projects to have secured tax incentives, so that they can compete with wind projects across the U.S.

Wind farms are operating and under development in many states throughout the country. According to the American Clean Power Association (“ACP”) there are now over 60,000 turbines with a combined capacity of 125 GW operating in 41 states within the United States, Guam and Puerto Rico.

Clearly locations for the development of wind projects are abundant and the Applicant can locate a project in a wide variety of locations across the United States, should it be unable to develop a competitive project in Texas that is able to generate returns sufficient enough to attract investment capital.

Wind Capacity by State



Apex, the developer of Siete Wind, LLC, is a national developer of wind projects, and has operations across the US and states within the contiguous United States. As construction is one of the most significant costs in creating wind farm, the physical improvements of Siete Wind, once completed, cannot be feasibly moved to another location. The wind turbines and supporting infrastructure are long-lived assets engineered and designed specifically for this project location. The cost of installing the improvements on the site is substantial and the cost to remove, redesign, and relocate the improvements to a different location would be prohibitive.

Siete Wind, LLC was formed for the express purpose of developing a community sponsored wind farm that would help bring significant economic development to an area that is historically economically distressed. APEX identified Texas, and in particular Webb County, for its strong wind resource, access to available transmission capacity and the ERCOT market, and favorable property tax incentives under the Tax Code for Chapter 312 abatement and Chapter 313 Appraised Value Limitation.

APEX prefers to develop and build the proposed Siete Wind Project as described throughout this Application but should it not be granted the limitation, then it is likely that Siete Wind would not be economically viable compared to other projects in development across the U.S.

As of May 2022, Siete Wind has no physical assets on site. Siete Wind has invested additional capital in an Interconnection Study with ERCOT, avian studies, environmental studies, federal aviation studies, and in leasing land for the project.

Should the Appraised Value Limitation be granted, Siete Wind has created a development and investment plan that is capitalized to implement the project. Without such a limitation the Project, competing against other Texas projects that have qualified, would likely be forced to redeploy its assets and capital to other states competing for similar wind projects.

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).

5a. If no, attach in Tab 6 additional information on the project scope and size to assist in the economic analysis.

It is anticipated that 15% of the planned property for the total wind farm project will be located within United ISD boundaries and 85% will be located within Webb CISD boundaries all within Webb County, Texas. Siete Wind, LLC has obtained an Appraised Value of Limitation Agreement with United ISD, Application Number 1656.

School District	County	Percentage of Project	Anticipated Number of Turbines	Anticipated MW
United ISD	Webb County, Texas	15%	24	72.72 MW
Webb CISD	Webb County, Texas	85%	120	408 MW