

# O'HANLON, McCOLLOM & DEMERATH

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**KEVIN O'HANLON**

CERTIFIED, CIVIL APPELLATE

CERTIFIED, CIVIL TRIAL

**LESLIE McCOLLOM**

CERTIFIED, CIVIL APPELLATE

CERTIFIED, LABOR AND EMPLOYMENT

TEXAS BOARD OF LEGAL SPECIALIZATION

**JUSTIN DEMERATH**

August 1, 2013

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 Green Pastures  
Wind I, LLC

**FIRST QUALIFYING YEAR 2014**

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 the Applicant Green Pastures Wind I, LLC of its intent to consider Green Pastures Wind I, LLC's application for appraised value limitation on qualified property. The Applicant submitted the application to the school district on July 26, 2013. The Board voted at a properly posted Board meeting to accept the application on July 30, 2013. The application was determined complete by the school district on July 31, 2013. Please prepare the economic impact report.

The Applicant has included confidential materials with the application. The materials have been provided both in electronic and hard copy format. We have not attached the confidential materials to this email to avoid the unintended disclosure of these materials.

No construction has begun at the project site as of the date of the filing of the application and the District's determination that the application is complete. The Applicant is aware that the determination of a completed application by the Comptroller determines what property may be eligible for a value limitation agreement.

The reinvestment zone for this project has not been adopted as yet. The legal description and a final executed copy of the reinvestment zone will be provided upon adoption, before the Board considers final approval of the application.

Letter to Local Government Assistance & Economic Analysis Division

August 1, 2013

Page 2 of 2

The school district has determined that the wage information included in the application represents the most recent wage data available at the time of the application. The wage the Applicant has committed to paying on this project is above the required statutory minimums.

A paper copy of the application will be hand delivered to your office today. In accordance with 34 Tex. Admin Code §9.1054, a copy of the application will be submitted to the Baylor and Knox County Appraisal Districts.

Please feel free to contact me with questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin O'Hanlon", written in a cursive style.

Kevin O'Hanlon  
School District Consultant

Cc: Chief Appraiser  
Baylor County Appraisal District

Chief Appraiser  
Knox County Appraisal District

Green Pastures Wind I, LLC

Dr. John Baker, Seymour ISD



# Application for Appraised Value Limitation on Qualified Property

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

**Form 50-296**  
(Revised May 2010)

**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 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 original completed application to the Comptroller in a three-ring binder with tabs separating each section of the documents, in addition to an electronic copy on CD. 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, the Comptroller will publish all submitted application materials on its Web site. 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 rules as explained in the Confidentiality Notice below.

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. 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, make a recommendation to the school board regarding the application and prepare an economic impact evaluation 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 before the 151st day after the application review start date (the date the application is finally determined to be complete), unless an extension is granted. The Comptroller and school district are authorized to request additional information from the applicant that is reasonably necessary to complete the recommendation, economic impact evaluation or consider the application at any time during the application review period.

Please visit the Comptroller's Web site to find out more about the program at <http://www.window.state.tx.us/taxinfo/proptax/hb1200/index.html>. There are links on this Web page to the Chapter 313 statute, rules and forms. Information about minimum limitation values for particular districts and wage standards may also be found at that site.

## SCHOOL DISTRICT INFORMATION - CERTIFICATION OF APPLICATION

<b>Authorized School District Representative</b>		Date application received by district <b>7/26/2013</b>
First Name <b>John</b>	Last Name <b>Baker</b>	
Title <b>Superintendent</b>		
School District Name <b>Seymour Independent School District</b>		
Street Address <b>409 W. Idaho St.</b>		
Mailing Address		
City <b>Seymour</b>	State <b>Texas</b>	ZIP <b>76380</b>
Phone Number <b>940-889-3525</b>	Fax Number	
Mobile Number (optional)	E-mail Address <b>john.baker@seymour-isd.net</b>	

I authorize the consultant to provide and obtain information related to this application.....  Yes  No

Will consultant be primary contact? .....  Yes  No

**SCHOOL DISTRICT INFORMATION - CERTIFICATION OF APPLICATION (CONTINUED)**

**Authorized School District Consultant (If Applicable)**

First Name <b>Kevin</b>	Last Name <b>O'Hanlon</b>	
Title <b>Consultant</b>		
Firm Name <b>O'Hanlon, McCollom &amp; Demerath</b>		
Street Address <b>808 West Avenue</b>		
Mailing Address <b>808 West Avenue</b>		
City <b>Austin</b>	State <b>Texas</b>	ZIP <b>78701</b>
Phone Number <b>512-494-9949</b>	Fax Number <b>512-494-1919</b>	
Mobile Number (Optional)	E-mail Address <b>kohanlon@808west.com; mhanley@808west.com</b>	

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.

Signature (Authorized School District Representative) 	Date <b>7-30-13</b>
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Has the district determined this application complete? .....  Yes  No

If yes, date determined complete. 7/31/13

Have you completed the school finance documents required by TAC 9.1054(c)(3)? .....  Yes  No

will supplement

**SCHOOL DISTRICT CHECKLIST AND REQUESTED ATTACHMENTS**

	Checklist	Page X of 16	Check Completed
1	Date application received by the ISD	1 of 16	✓
2	Certification page signed and dated by authorized school district representative	2 of 16	✓
3	Date application deemed complete by ISD	2 of 16	✓
4	Certification pages signed and dated by applicant or authorized business representative of applicant	4 of 16	✓
5	Completed company checklist	12 of 16	✓
6	School finance documents described in TAC 9.1054(c)(3) (Due within 20 days of district providing notice of completed application)	2 of 16	will supplement



**APPLICANT INFORMATION - CERTIFICATION OF APPLICATION**

**Authorized Business Representative (Applicant)**

First Name <b>David</b>		Last Name <b>Savage</b>	
Title <b>Vice President</b>			
Organization <b>Green Pastures Wind I, LLC</b>			
Street Address <b>1802 Lavaca #200</b>			
Mailing Address <b>1802 Lavaca #200</b>			
City <b>Austin</b>		State <b>Texas</b>	ZIP <b>78701</b>
Phone Number <b>512-736-6137</b>		Fax Number <b>512-852-4452</b>	
Mobile Number (optional)		Business e-mail Address <b>david.savage@pioneergreen.com</b>	

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

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

First Name		Last Name	
Title			
Organization			
Street Address			
Mailing Address			
City		State	ZIP
Phone Number		Fax Number	
Mobile Number (optional)		E-mail Address	

I authorize the consultant to provide and obtain information related to this application.....  Yes  No

Will consultant be primary contact? .....  Yes  No



APPLICANT INFORMATION - CERTIFICATION OF APPLICATION (CONTINUED)

Authorized Company Consultant (If Applicable)

First Name \_\_\_\_\_ Last Name \_\_\_\_\_

Title \_\_\_\_\_

Firm Name \_\_\_\_\_

Street Address \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

Business email Address \_\_\_\_\_

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 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.

Signature (Authorized Business Representative (Applicant)) \_\_\_\_\_ Date \_\_\_\_\_

*[Handwritten Signature]* *07/26/2013*

GIVEN under my hand and seal of office this 26<sup>th</sup> day of July, 2013



(Notary Seal)

*Delilah Montemayor*  
Notary Public, State of TX

My commission expires Feb. 10, 2013

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 § 37.10.

**FEES AND PAYMENTS**

Enclosed is proof of application fee paid to the school district.

For the purpose of this question, "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.

Please answer only either A OR B:

A. 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

B. 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

**BUSINESS APPLICANT INFORMATION**

Legal Name under which application is made

**Green Pastures Wind I, LLC**

Texas Taxpayer I.D. Number of entity subject to Tax Code, Chapter 171 (11 digits)

**32045637868**

NAICS code

**221119 (1997 NAICS Code)**

Is the applicant a party to any other Chapter 313 agreements?  Yes  No

If yes, please list name of school district and year of agreement.

Affiliates of Green Pastures Wind I, via its parent company, Pioneer Green Energy, are currently seeking Chpt. 313 agreements with Comanche ISD (2013), Blanket ISD (2013), and Mullin ISD (2013).

**APPLICANT BUSINESS STRUCTURE**

Registered to do business in Texas with the Texas Secretary of State?  Yes  No

Identify business organization of applicant (corporation, limited liability corporation, etc )

**limited liability company**

1. Is the applicant a combined group, or comprised of members of a combined group, as defined by Texas Tax Code Chapter 171.0001(7)?  Yes  No  
If so, please attach documentation of the combined group membership and contact information.

2. Is the applicant current on all tax payments due to the State of Texas?  Yes  No

3. Are all applicant members of the combined group current on all tax payments due to the State of Texas?  NA  Yes  No

If the answer to either question is no, please explain and/or disclose any history of default, delinquencies and/or any material litigation, including litigation involving the State of Texas. (Use attachment if necessary.)



ELIGIBILITY UNDER TAX CODE CHAPTER 313.024

- Are you an entity to which Tax Code, Chapter 171 applies?
The property will be used as an integral part, or as a necessary auxiliary part, in one of the following activities:
(1) manufacturing
(2) research and development
(3) a clean coal project, as defined by Section 5.001, Water Code
(4) an advanced clean energy project, as defined by Section 382.003, Health and Safety Code
(5) renewable energy electric generation
(6) electric power generation using integrated gasification combined cycle technology
(7) nuclear electric power generation
(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)
Are you requesting that any of the land be classified as qualified investment?
Will any of the proposed qualified investment be leased under a capitalized lease?
Will any of the proposed qualified investment be leased under an operating lease?
Are you including property that is owned by a person other than the applicant?
Will any property be pooled or proposed to be pooled with property owned by the applicant in determining the amount of your qualified investment?

PROJECT DESCRIPTION

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. (Use attachments as necessary)

See Checklist Item 4

Describe the ability of your company to locate or relocate in another state or another region of the state.

See Checklist Item 4

PROJECT CHARACTERISTICS (CHECK ALL THAT APPLY)

- New Jobs, Construct New Facility, New Business / Start-up, Expand Existing Facility, Relocation from Out-of-State, Expansion, Purchase Machinery & Equipment, Consolidation, Relocation within Texas

PROJECTED TIMELINE

Begin Construction Q4 2013, Begin Hiring New Employees Q4 2013, Construction Complete Q4 2014, Fully Operational Q4 2014, Purchase Machinery & Equipment Q4 2013

Do you propose to construct a new building or to erect or affix a new improvement after your application review start date (date your application is finally determined to be complete)?

When do you anticipate the new buildings or improvements will be placed in service? Q4 2014



**ECONOMIC INCENTIVES**

Identify state programs the project will apply for:

State Source	Amount
N/A	
Total	

Will other incentives be offered by local units of government?  Yes  No

Please use the following box for additional details regarding incentives. (Use attachments if necessary.)

Applicant is pursuing tax abatement agreements from Baylor County and Knox County as well as from the hospital districts in each of those counties.

**THE PROPERTY**

Identify county or counties in which the proposed project will be located Baylor, Knox

Central Appraisal District (CAD) that will be responsible for appraising the property Baylor County, Knox County

Will this CAD be acting on behalf of another CAD to appraise this property?  Yes  No

List all taxing entities that have jurisdiction for the property and the portion of project within each entity

County: Baylor (60%), Knox (40%) City: N/A  
(Name and percent of project) (Name and percent of project)

Hospital District: Baylor Co. Hospital (60%), Knox Co. Hospital (40%) Water District: Rolling Plains GWCD (100%)  
(Name and percent of project) (Name and percent of project)

Other (describe): Baylor Co. Road & Bridge (60%) Other (describe): Knox Co. Special (40%)  
(Name and percent of project) (Name and percent of project)

Is the project located entirely within this ISD?  Yes  No

If not, please provide additional information on the project scope and size to assist in the economic analysis.



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 rural, and the taxable value of the property within the school district. For assistance in determining estimates of these minimums, access the Comptroller's Web site at www.window.state.tx.us/taxinfo/proptax/hb1200/values.html.

At the time of application, what is the estimated minimum qualified investment required for this school district? \$10 million

What is the amount of appraised value limitation for which you are applying? \$10 million

What is your total estimated qualified investment? \$390,000,000

NOTE: See 313.021(1) for full definition. Generally, Qualified Investment is the sum of the investment in tangible personal property and buildings and new improvements made between beginning of the qualifying time period (date of application final approval by the school district) and the end of the second complete tax year.

What is the anticipated date of application approval? Dec. 2013

What is the anticipated date of the beginning of the qualifying time period? Dec. 2013

What is the total estimated investment for this project for the period from the time of application submission to the end of the limitation period? \$390,000,000

Describe the qualified investment.[See 313.021(1).]

Attach the following items to this application:

- (1) a specific and detailed description of the qualified investment you propose to make on the property for which you are requesting an appraised value limitation as defined by Tax Code §313.021,
(2) a description of any new buildings, proposed improvements or personal property which you intend to include as part of your minimum qualified investment and
(3) a map of the qualified investment showing location of new buildings or new improvements with vicinity map.

Do you intend to make at least the minimum qualified investment required by Tax Code §313.023 (or 313.053 for rural school districts) for the relevant school district category during the qualifying time period? [X] Yes [ ] No

Except for new equipment described in Tax Code §151.318(q) or (q-1), is the proposed tangible personal property to be placed in service for the first time:

(1) in or on the new building or other new improvement for which you are applying? [X] Yes [ ] No

(2) if not in or on the new building or other new improvement for which you are applying for an appraised value limitation, is the personal property necessary and ancillary to the business conducted in the new building or other new improvement? [X] Yes [ ] No

(3) on the same parcel of land as the building for which you are applying for an appraised value limitation? [X] Yes [ ] No

("First placed in service" means the first use of the property by the taxpayer.)

Will the investment in real or personal property you propose be counted toward the minimum qualified investment required by Tax Code §313.023, (or 313.053 for rural school districts) be first placed in service in this state during the applicable qualifying time period? [X] Yes [ ] No

Does the investment in tangible personal property meet the requirements of Tax Code §313.021(1)? [X] Yes [ ] No

If the proposed investment includes a building or a permanent, non-removable component of a building, does it house tangible personal property? [X] Yes [ ] No

QUALIFIED PROPERTY

Describe the qualified property. [See 313.021(2)] (If qualified investment describes qualified property exactly you may skip items (1), (2) and (3) below.)

Attach the following items to this application:

- (1) 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,
(2) a description of any new buildings, proposed improvements or personal property which you intend to include as part of your qualified property and
(3) a map of the qualified property showing location of new buildings or new improvements – with vicinity map.

Land

Is the land on which you propose new construction or 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 [X] No

If you answered "no" to the question above, what is the anticipated date on which you will submit proof of a reinvestment zone with boundaries encompassing the land on which you propose new construction or improvements? Oct. 1, 2013

Will the applicant own the land by the date of agreement execution? [ ] Yes [X] No

Will the project be on leased land? [X] Yes [ ] No

**QUALIFIED PROPERTY (CONTINUED)**

If the land upon which the new building or new improvement is to be built is part of the qualified property described by §313.021(2)(A), please attach complete documentation, including:

1. Legal description of the land
2. Each existing appraisal parcel number of the land on which the improvements will be constructed, regardless of whether or not all of the land described in the current parcel will become qualified property
3. Owner
4. The current taxable value of the land. Attach estimate if land is part of larger parcel.
5. A detailed map (with a vicinity map) showing the location of the land

Attach a map of the reinvestment zone boundaries, certified to be accurate by either the governmental entity creating the zone, the local appraisal district, or a licensed surveyor. (With vicinity map)

Attach the order, resolution or ordinance establishing the zone, and the guidelines and criteria for creating the zone, if applicable.

**Miscellaneous**

Is the proposed project a building or new improvement to an existing facility?  Yes  No

Attach a description of any existing improvements and include existing appraisal district account numbers.

List current market value of existing property at site as of most recent tax year. N/A  
(Market Value) (Tax Year)

Is any of the existing property subject to a value limitation agreement under Tax Code 313?  Yes  No

Will all of the property for which you are requesting an appraised value limitation be free of a tax abatement agreement entered into by a school district for the duration of the limitation?  Yes  No

**WAGE AND EMPLOYMENT INFORMATION**

What is the estimated number of permanent jobs (more than 1,600 hours a year), with the applicant or a contractor of the applicant, on the proposed qualified property during the last complete quarter before the application review start date (date your application is finally determined to be complete)? 0

The last complete calendar quarter before application review start date is the:

First Quarter  Second Quarter  Third Quarter  Fourth Quarter of 2013  
(year)

What were the number of permanent jobs (more than 1,600 hours a year) this applicant had in Texas during the most recent quarter reported to the TWC?  
0

**Note:** For job definitions see TAC §9.1051(14) and Tax Code 313.021(3). If the applicant intends to apply a definition for "new job" other than TAC §9.1051(14)(C), then please provide the definition of "new job" as used in this application. N/A

Total number of new jobs that will have been created when fully operational 8

Do you plan to create at least 25 new jobs (at least 10 new jobs for rural school districts) on the land and in connection with the new building or other improvement?  Yes  No

Do you intend to request that the governing body waive the minimum new job creation requirement, as provided under Tax Code §313.025(f-1)?  Yes  No

If you answered "yes" to the question above, attach evidence documenting that the new job creation requirement above exceeds the number of employees necessary for the operation, according to industry standards. **Note: Even if a minimum new job waiver is provided, 80% of all new jobs must be qualifying jobs pursuant to Texas Tax Code, §313.024(d).**

What is the maximum number of qualifying jobs meeting all criteria of §313.021(3) you are committing to create? 8

If this project creates more than 1,000 new jobs, the minimum required wage for this project is 110% of the average county weekly wage for all jobs as described by 313.021(3)(E)(ii).

If this project creates less than 1,000 new jobs, does this district have territory in a county that meets the demographic characteristics of 313.051(2)? (see table of information showing this district characteristic at <http://www.window.state.tx.us/taxinfo/proptax/hb1200/values.html>)

If yes, the applicant must meet wage standard described in 313.051(b) (110% of the regional average weekly wage for manufacturing)

If no, the applicant shall designate one of the wage standards set out in §§313.021(5)(A) or 313.021(5)(B).



WAGE AND EMPLOYMENT INFORMATION (CONTINUED)

For the following three wage calculations please include on an attachment the four most recent quarters of data for each wage calculation. Show the average and the 110% calculation. Include documentation from TWC Web site. 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 from the four quarterly periods for which data were available at the time of the application review start date (date of a completed application). See TAC §9.1051(7).

110% of the county average weekly wage for all jobs (all industries) in the county is \$586.58 (Baylor Co.), \$839.30 (Knox Co.)
110% of the county average weekly wage for manufacturing jobs in the county is \$761.20 (Baylor and Knox Counties)
110% of the county average weekly wage for manufacturing jobs in the region is \$784.30 (Baylor Co.), \$802.60 (Knox Co.)

Please identify which Tax Code section you are using to estimate the wage standard required for this project:

§313.021(5)(A) or §313.021(5)(B) or §313.021(3)(E)(ii), or §313.051(b)?

What is the estimated minimum required annual wage for each qualifying job based on the qualified property? \$41,259.35

What is the estimated minimum required annual wage you are committing to pay for each of the qualifying jobs you create on the qualified property? \$41,259.35

Will 80% of all new jobs created by the owner be qualifying jobs as defined by 313.021(3)? [X] Yes [ ] No

Will each qualifying job require at least 1,600 of work a year? [X] Yes [ ] No

Will any of the qualifying jobs be jobs transferred from one area of the state to another? [ ] Yes [X] No

Will any of the qualifying jobs be retained jobs? [ ] Yes [X] No

Will any of the qualifying jobs be created to replace a previous employee? [ ] Yes [X] No

Will any required qualifying jobs be filled by employees of contractors? [X] Yes [ ] No

If yes, what percent? 100%

Does the applicant or contractor of the applicant offer to pay at least 80% of the employee's health insurance premium for each qualifying job? [X] Yes [ ] No

Describe each type of benefits to be offered to qualifying jobholders. (Use attachments as necessary.)

see Checklist Item 15

ECONOMIC IMPACT

Is an Economic Impact Analysis attached (If supplied by other than the Comptroller's office)? [ ] Yes [X] No

Is Schedule A completed and signed for all years and attached? [X] Yes [ ] No

Is Schedule B completed and signed for all years and attached? [X] Yes [ ] No

Is Schedule C (Application) completed and signed for all years and attached? [X] Yes [ ] No

Is Schedule D completed and signed for all years and attached? [X] Yes [ ] No

Note: Excel spreadsheet versions of schedules are available for download and printing at URL listed below.

If there are any other payments made in the state or economic information that you believe should be included in the economic analysis, please attach a separate schedule showing the amount for each year affected, including an explanation.



## COMPANY CHECKLIST AND REQUESTED ATTACHMENTS

	Checklist	Page X of 16	Check Completed
1	Certification pages signed and dated by Authorized Business Representative (applicant)	4 of 16	✓
2	Proof of Payment of Application Fee (Attachment)	5 of 16	✓
3	For applicant members, documentation of Combined Group membership under Texas Tax Code 171.0001(7) (if Applicable) (Attachment)	5 of 16	
4	Detailed description of the project	6 of 16	✓
5	If project is located in more than one district, name other districts and list percentage in each district (Attachment)	7 of 16	✓
6	Description of Qualified Investment (Attachment)	8 of 16	✓
7	Map of qualified investment showing location of new buildings or new improvements with vicinity map.	8 of 16	✓
8	Description of Qualified Property (Attachment)	8 of 16	✓
9	Map of qualified property showing location of new buildings or new improvements with vicinity map	8 of 16	✓
10	Description of Land (Attachment)	9 of 16	✓
11	A detailed map showing location of the land with vicinity map.	9 of 16	✓
12	A description of all existing (if any) improvements (Attachment)	9 of 16	N/A
13	Request for Waiver of Job Creation Requirement (if applicable) (Attachment)	9 of 16	✓
14	Calculation of three possible wage requirements with TWC documentation. (Attachment)	10 of 16	✓
15	Description of Benefits	10 of 16	✓
16	Economic Impact (if applicable)	10 of 16	N/A
17	Schedule A completed and signed	13 of 16	✓
18	Schedule B completed and signed	14 of 16	✓
19	Schedule C (Application) completed and signed	15 of 16	✓
20	Schedule D completed and signed	16 of 16	✓
21	Map of Reinvestment Zone (Attachment) (Showing the actual or proposed boundaries and size, Certified to be accurate by either the government entity creating the zone, the local appraisal district, or a licensed surveyor, with vicinity map)*	9 of 16	will supplement
22	Order, Resolution, or Ordinance Establishing the Zone (Attachment)*	9 of 16	will supplement
23	Legal Description of Reinvestment Zone (Attachment)*	9 of 16	will supplement
24	Guidelines and Criteria for Reinvestment Zone(Attachment)*	9 of 16	will supplement

\*To be submitted with application or before date of final application approval by school board.

# SEYMOUR INDEPENDENT SCHOOL DISTRICT



409 West Idaho Street  
Seymour, TX 76380  
Dr. John Baker, Superintendent  
(940) 889-3525  
www.seymour-isd.net

July 26, 2013

David Savage  
Vice President  
Pioneer Green Energy  
1802 Lavaca St.  
Austin, Texas 78701

RE: Application Fee for the Application of Green Pastures Wind I, LLC

Dear Mr. Savage,

In accordance with Board Policy CCG (Local), a nonrefundable Application Fee must be paid by an Applicant to the District to cover the District's costs incurred in the processing and consideration of an Application for Appraised Value Limitation on Qualified Property.

As the authorized representative of the Seymour Independent School District, please be advised that the District has considered your request to defer the immediate payment of the full application fee for the application submitted by Green Pastures Wind I, LLC ("Green Pastures"). I have determined that the District will accept the payment of the application fee in installments. Payments will be due as follows:

1. An initial payment of \$25,000 to the Seymour Independent School District to be made on the date of the Board meeting to consider accepting the application.
2. A second and final payment of \$50,000 to be made on the date of the Board meeting at which final action of the Board of Trustees is scheduled to consider and, if appropriate, to approve the application submitted by Green Pastures.

Green Pastures must provide satisfactory evidence to the District that the payments have been made prior to any action by the Board on the application.

Sincerely,

A handwritten signature in blue ink that reads "John Baker". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

John Baker, Ed.D.  
Superintendent  
Seymour ISD

Greg Roach  
High School Principal  
(940) 889-2947

Morris Davis  
Middle School Principal  
(940) 889-4548

John Anderson  
Elementary School Principal  
(940) 889-2533

Keith Ivy  
Athletic Director  
(940) 889-3181

Tim Orsak  
Finance/Inst. Coordinator  
(940) 889-3525

Phil Holub  
Transportation/Mtc.  
(940) 889-3525

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)*

**CHECKLIST ITEM 3**

**Documentation of Combined Group membership**

**N/A**

## **CHECKLIST ITEM 4**

### **Detailed Description of Project**

The Applicant is requesting an appraised value limitation from Seymour Independent School District for a proposed renewable energy project using wind turbines (the "Project") in Baylor and Knox Counties, Texas. The Project lies entirely within Seymour ISD. A map showing the location of the Project is included as Checklist Item 9.

The Project will be constructed within reinvestment zones established Baylor and Knox Counties. Current land use for the private property within the reinvestment zone consists primarily of farming and ranching.

Although the exact number of wind turbines and the size of each turbine may vary depending upon the wind turbines selected and the generating capacity of the project completed, Green Pastures Wind I, LLC anticipates that the Project will have a capacity of between 200 and 300 megawatts (MW), comprised of 100 to 150 wind turbines with a nameplate generation capacity rating of 1.6 to 3MW each. Depending on availability of the federal production tax credit, necessary equipment and purchased-power agreements, up to 150 wind turbines will be installed in Seymour ISD.

The property for which the applicant is requesting an appraised value limitation shall include, but not be limited to, the following: the above-referenced wind power turbines, towers, reinforced concrete slabs supporting the weight of each turbine tower; equipment and towers used to gather meteorological data; buried and overhead electrical conductor cables (including poles) used to transport electricity from each turbine tower to an electrical substation; the electrical substation and electrical conductor cables used to transport electricity off of the project site; buried and overhead communication cables; FAA-required wind turbine obstruction lighting; one or more operation and maintenance buildings used to store maintenance supplies, replacement parts and related equipment; and various appurtenant equipment and small items related to the above. The facility will require installation and use of a relatively insubstantial amount of personal property. None of this property is covered under an existing appraisal district account number.

Construction of the Project is proposed to begin in the fourth quarter of 2013 and will take approximately nine (9) to twelve (12) months to complete. During construction the Project will employ an estimated three hundred (300) construction workers at the Project site.

#### **Ability to Relocate**

Wind farms are currently being developed, built and installed in numerous other states with significant renewable energy portfolio requirements and/or power markets supportive of renewable generation, including but not limited to Alabama, Arizona, California, Connecticut, Maryland, Nevada, New Hampshire, and Pennsylvania. Within Texas, at least 20 other counties have wind farms proposed, under construction or operating. The Project could be sited in other states or other counties in Texas that would give the Project the opportunity to maximize its return on capital investments. Securing this Chapter 313 agreement with Seymour ISD will help further the project's economic viability.

**CHECKLIST ITEM 5**

**Project Distribution Across Districts**

**N/A**

## **CHECKLIST ITEM 6**

### **Description of Qualified Investment**

This application covers qualified investment necessary for commercial operations of the wind farm located within the Seymour Independent School District. The size and number of wind turbines will be determined by the time Project construction begins and ultimately depends on the availability of the federal production tax credit (PTC), necessary equipment and purchased-power agreements.

Qualified investment includes, but is not limited to, wind turbines, towers, reinforced concrete slabs supporting the weight of each turbine tower; equipment and towers used to gather meteorological data; buried and overhead electrical conductor cables (including poles) used to transport electricity from each turbine tower to an electrical substation; the electrical substation and electrical conductor cables used to transport electricity off of the project site; buried and overhead communication cables; FAA-required wind turbine obstruction lighting; one or more operation and maintenance buildings used to store maintenance supplies, replacement parts and related equipment; and various appurtenant equipment and small items related to the above.

**This Page CONFIDENTIAL**

**CHECKLIST ITEMS 7**

**Map of Qualified Investment**

## **CHECKLIST ITEM 8**

### **Description of Qualified Property**

Although the exact number of wind turbines and the size of each turbine may vary depending upon the wind turbines selected and the generating capacity of the project completed, Green Pastures Wind I, LLC anticipates that the qualified property located within the Seymour ISD will consist of one-hundred (100) wind turbines with a rated capacity of approximately 3MW each. In addition, the qualified property includes, but is not limited to, wind turbines, towers, reinforced concrete slabs supporting the weight of each turbine tower; equipment and towers used to gather meteorological data; buried and overhead electrical conductor cables (including poles) used to transport electricity from each turbine tower to an electrical substation; the electrical substation and electrical conductor cables used to transport electricity off of the project site; buried and overhead communication cables; FAA-required wind turbine obstruction lighting; one or more operation and maintenance buildings used to store maintenance supplies, replacement parts and related equipment; and various appurtenant equipment and small items related to the above.

The exact location and placement of the property has not been finalized at this time due to ongoing planning activities and negotiations with landowners and equipment suppliers. However, all of the qualified property for which Green Pastures Wind I, LLC is requesting an appraised value limitation as defined by Tax Code Section 313.021(2), will be placed within reinvestment zones established by Baylor and Knox Counties.

The applicant expects to build the proposed project within one year, with 100% of the construction expected to be in the Seymour ISD. Applicant intends to begin construction in the fourth quarter of 2013 and intends to complete construction prior to the end of 2014. The applicant expects to meet the minimum qualified investment criteria by the end of 2014, and in any event, prior to the expiration of the Qualifying Period. All of the property for which a limitation on appraised value is hereby sought will be owned by the Applicant.

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**CHECKLIST ITEMS 9**

**Map of Qualified Property**

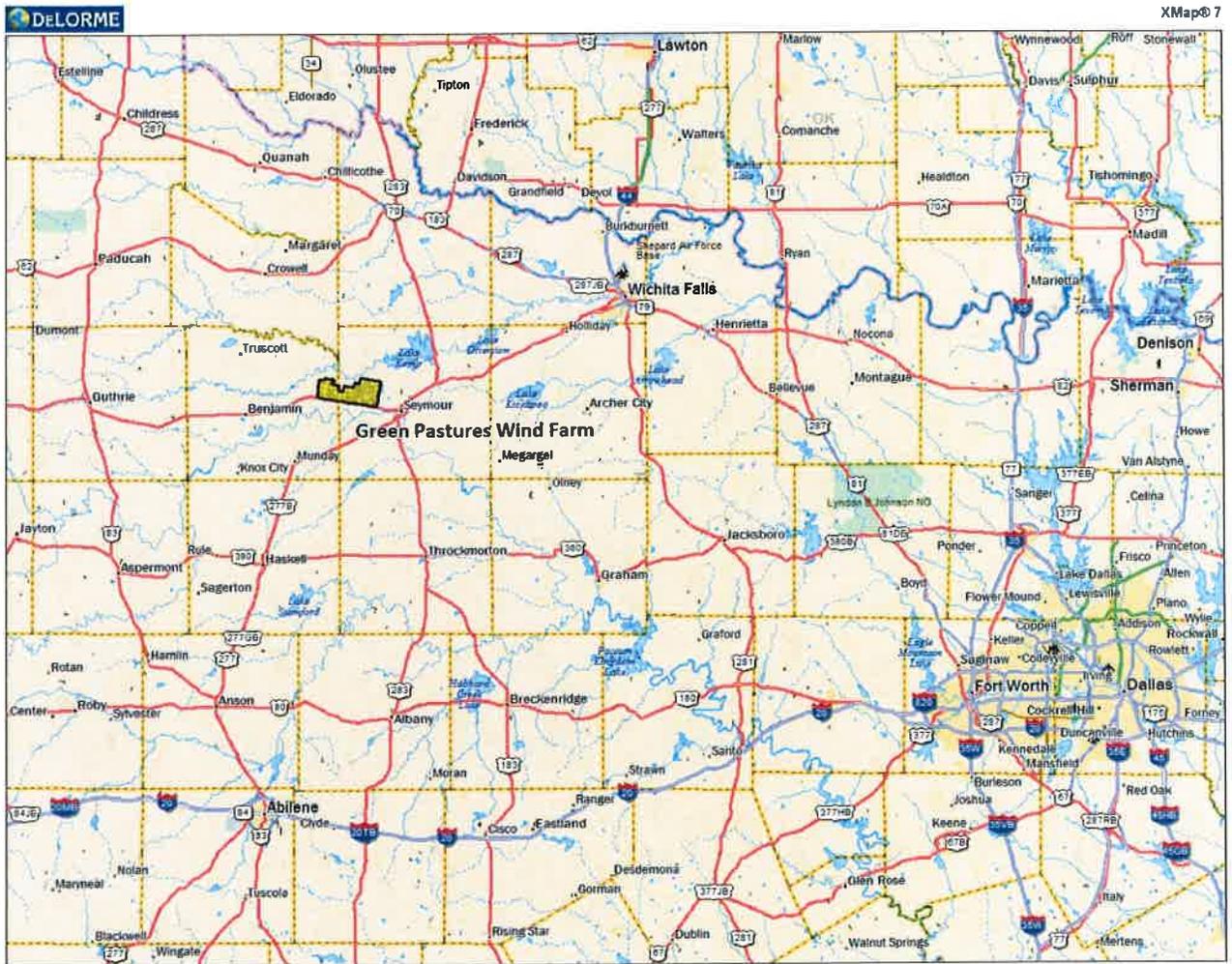
**This Page CONFIDENTIAL**

**CHECKLIST ITEM 10**

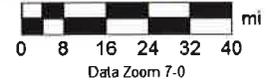
**Description of Land**

# CHECKLIST ITEM 11

## Detailed map of land location



Data use subject to license.  
© DeLorme XMap® 7.  
www.delorme.com



**CHECKLIST ITEM 12**

**Description of Existing Improvements**

**N/A**

## CHECKLIST ITEM 13

### **Request for Waiver of Job Creation Requirement**

Pursuant to Section 313.025(f-1) of the Texas Tax Code, the governing body of a school district may waive the new jobs creation requirement in Section 313.021(2)(A)(iv)(b) or 313.051(b) and approve an application if the governing body makes a finding 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 this application.

While wind projects involve a large number of temporary jobs during the construction period, the long-term operational phase requires only a relatively small number of highly-skilled technicians. These technicians provide scheduled and unscheduled maintenance and repair work on the wind turbines, electrical collection system, substation, and other appurtenant infrastructure associated with a utility-scale wind farm. Additional project-related full-time jobs may include a project manager and an asset manager, although these positions may or may not be located at the project site.

The table below illustrates the estimated investment, installed in megawatts, and number of qualifying jobs to be created by the Project. The Project is expected to lie entirely within the Seymour ISD. It is anticipated that the Project will result in the creation of eight (8) new, qualifying jobs to operate and maintain equipment at the Project site. The Applicant believes this number of jobs to be consistent with the industry standard number of full-time jobs, which is approximately 1 job for every 15 to 20 wind turbines installed. The number of jobs required to operate the facility depends on various factors, including the number, size, and type of turbine installed; geographical dispersion of the project site; and the support and technical assistance offered by the turbine manufacturer.

According to econometric projections, and based on Green Pastures Wind I, LLC's experience with existing operational wind projects in many areas of Texas, the Applicant's investments in the Seymour ISD will result in substantially increased local economic activity, in addition to creating new, indirect jobs in Baylor and Knox Counties as well as other parts of the state.

The proposed wind project may not be able to sustain the minimum requirement of 10 new jobs for this Project. Accordingly, Green Pastures Wind I, LLC requests that Seymour ISD find that the jobs creation requirement exceeds industry standard and waive its requirement for the Project, in accordance with Chapter 313 of the Texas Tax Code.

<b>300 MW Project</b>	<b>Seymour ISD</b>
Estimated Investment (\$, millions)	\$390
Percentage within ISD	100%
Estimated Installed Turbines	100
Estimated Installed Capacity (MW)	300
Total Qualifying Jobs	8

## CHECKLIST ITEM 14

### Wage Information

#### Project Wage Summary

	Baylor Co.	Knox Co.	Project-Wide (Two County Avg.)
110% Avg. Weekly Wage – All Jobs	\$586.58	\$839.30	\$712.94
110% Avg. Weekly Wage – Mfg. Jobs	\$761.20*	\$761.20*	\$761.20
110% Avg. Weekly Regional Wage – Mfg. Jobs	\$784.30	\$802.60	\$793.45
110% Avg. Annual Regional Wage – Mfg. Jobs	\$40,783.60	\$41,735.10	\$41,259.35

\* See methodology for calculating average weekly manufacturing wages below.

#### Baylor County

110% of **Baylor County** Average Weekly Wage for All Jobs

2012 Q2	\$524
2012 Q3	\$522
2012 Q4	\$531
2013 Q1	\$556

$$\$533.25 \text{ (avg last 4 qtrs)} \times 110\% = \$586.58$$

110% of **Baylor County** Average Weekly Wage for Manufacturing Jobs

Mfg. wage data is not available for **Baylor County**. Mfg. wages for neighboring Archer, Haskell, and Wilbarger Counties are available, however, and will be used to approximate mfg. wages for Baylor County.

	Archer County	Haskell County	Wilbarger County	3 County Avg.
2012 Q2	\$401	\$538	\$856	\$598
2012 Q3	\$542	\$670	\$876	\$696
2012 Q4	\$589	\$588	\$973	\$717
2013 Q1	\$672	\$604	\$996	\$757

$$\$692.00 \text{ (avg last 4 qtrs)} \times 110\% = \$761.20$$

110% of NORTEX Average Annual Wage for Manufacturing Jobs

$$\$37,076 \times 110\% = \$40,783.60$$

110% of NORTEX Average Weekly Wage for Manufacturing Jobs

$$\$37,076 \div 52 \text{ weeks} \times 110\% = \$784.30$$

## Knox County

110% of **Knox County** Average Weekly Wage for All Jobs

2012 Q2	\$698
2012 Q3	\$752
2012 Q4	\$810
2013 Q1	\$792

$$\$763.00 \text{ (avg last 4 qtrs)} \times 110\% = \$839.30$$

110% of **Knox County** Average Weekly Wage for Manufacturing Jobs

Mfg. wage data is not available for **Knox County**. Mfg. wages for neighboring Archer, Haskell, and Wilbarger Counties are available, however, and will be used to approximate mfg. wages for Knox County.

	Archer County	Haskell County	Wilbarger County	3 County Avg.
2012 Q2	\$401	\$538	\$856	\$598
2012 Q3	\$542	\$670	\$876	\$696
2012 Q4	\$589	\$588	\$973	\$717
2013 Q1	\$672	\$604	\$996	\$757

$$\$692.00 \text{ (avg last 4 qtrs)} \times 110\% = \$761.20$$

110% of WCTCOG Average Annual Wage for Manufacturing Jobs

$$\$37,941 \times 110\% = \$41,735.10$$

110% of WCTCOG Average Weekly Wage for Manufacturing Jobs

$$\$37,941 \div 52 \text{ weeks} \times 110\% = \$802.60$$

# Quarterly Employment and Wages (QCEW)

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Page 1 of 1 (40 results/page)

<input type="checkbox"/> Year <input type="checkbox"/>	<input type="checkbox"/> Period <input type="checkbox"/>	<input type="checkbox"/> Area <input type="checkbox"/>	<input type="checkbox"/> Ownership <input type="checkbox"/>	<input type="checkbox"/> Division <input type="checkbox"/>	<input type="checkbox"/> Level <input type="checkbox"/>	<input type="checkbox"/> Ind Code <input type="checkbox"/>	<input type="checkbox"/> Industry <input type="checkbox"/>	<input type="checkbox"/> Avg Weekly Wages <input type="checkbox"/>
2012	2nd Qtr	Baylor County	Total All	00	0	10	Total, All Industries	\$524
2012	3rd Qtr	Baylor County	Total All	00	0	10	Total, All Industries	\$522
2012	4th Qtr	Baylor County	Total All	00	0	10	Total, All Industries	\$531
2013	1st Qtr	Baylor County	Total All	00	0	10	Total, All Industries	\$556

# Quarterly Employment and Wages (QCEW)

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Page 1 of 1 (40 results/page)

<input type="checkbox"/> Year <input type="checkbox"/>	<input type="checkbox"/> Period <input type="checkbox"/>	<input type="checkbox"/> Area <input type="checkbox"/>	<input type="checkbox"/> Ownership <input type="checkbox"/>	<input type="checkbox"/> Division <input type="checkbox"/>	<input type="checkbox"/> Level <input type="checkbox"/>	<input type="checkbox"/> Ind Code <input type="checkbox"/>	<input type="checkbox"/> Industry <input type="checkbox"/>	<input type="checkbox"/> Avg Weekly Wages <input type="checkbox"/>
2012	2nd Qtr	Knox County	Total All	00	0	10	Total, All Industries	\$698
2012	3rd Qtr	Knox County	Total All	00	0	10	Total, All Industries	\$752

2012	4th Qtr	Knox County	Total All	00	0	10	Total, All Industries	\$810
2013	1st Qtr	Knox County	Total All	00	0	10	Total, All Industries	\$792

Manufacturing Average Weekly Wages for Selected Counties						
County	Ind Code	Industry	1Q13	4Q12	3Q12	2Q12
Archer County	31-33	Manufacturing	\$672	\$589	\$542	\$401
Haskell County	31-33	Manufacturing	\$604	\$588	\$670	\$538
Wilbarger County	31-33	Manufacturing	\$996	\$973	\$876	\$856

Source: Texas Workforce Commission,  
Labor Market and Career Information Department.  
Quarterly Census of Employment & Wages, 07-24-13 (LS).

**2012 Manufacturing Wages by Council of Government Region  
Wages for All Occupations**

COG	Wages	
	Hourly	Annual
Texas	\$23.56	\$48,996
<a href="#">1. Panhandle Regional Planning Commission</a>	\$20.12	\$41,850
<a href="#">2. South Plains Association of Governments</a>	\$16.18	\$33,662
<a href="#">3. NORTEX Regional Planning Commission</a>	\$17.83	\$37,076
<a href="#">4. North Central Texas Council of Governments</a>	\$24.68	\$51,333
<a href="#">5. Ark-Tex Council of Governments</a>	\$16.84	\$35,032
<a href="#">6. East Texas Council of Governments</a>	\$19.61	\$40,797
<a href="#">7. West Central Texas Council of Governments</a>	\$18.24	\$37,941
<a href="#">8. Rio Grande Council of Governments</a>	\$16.17	\$33,631
<a href="#">9. Permian Basin Regional Planning Commission</a>	\$21.93	\$45,624
<a href="#">10. Concho Valley Council of Governments</a>	\$16.33	\$33,956
<a href="#">11. Heart of Texas Council of Governments</a>	\$19.07	\$39,670
<a href="#">12. Capital Area Council of Governments</a>	\$26.03	\$54,146
<a href="#">13. Brazos Valley Council of Governments</a>	\$16.55	\$34,424
<a href="#">14. Deep East Texas Council of Governments</a>	\$16.20	\$33,698
<a href="#">15. South East Texas Regional Planning Commission</a>	\$29.38	\$61,118
<a href="#">16. Houston-Galveston Area Council</a>	\$26.59	\$55,317
<a href="#">17. Golden Crescent Regional Planning Commission</a>	\$21.03	\$43,742
<a href="#">18. Alamo Area Council of Governments</a>	\$18.40	\$38,280
<a href="#">19. South Texas Development Council</a>	\$13.54	\$28,170
<a href="#">20. Coastal Bend Council of Governments</a>	\$22.97	\$47,786
<a href="#">21. Lower Rio Grande Valley Development Council</a>	\$16.33	\$33,961
<a href="#">22. Texoma Council of Governments</a>	\$22.57	\$46,949
<a href="#">23. Central Texas Council of Governments</a>	\$17.16	\$35,689
<a href="#">24. Middle Rio Grande Development Council</a>	\$18.93	\$39,380

Source: Texas Occupational Employment and Wages

Data published: July 2013

Data published annually, next update will be July 31, 2014

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

Wage data is produced from Texas OES data, and is not to be compared to BLS estimates.

Data intended for TAC 313 purposes only.

**CHECKLIST ITEM 15**

**Description of Benefits**

In addition to the annual salary, qualified employees of Green Pastures Wind I, LLC will be offered medical insurance coverage (including prescription, dental and vision) with at least 80% of the premiums for the employee paid by the Applicant. Additionally, each qualified position will receive, but not be limited to, the following benefits:

- Short and long-term disability benefits
- Health care flexible spending account plan
- Paid holidays
- Paid vacation
- Retirement savings plan

**CHECKLIST ITEM 16**

**Economic Impact**

**N/A**

# CHECKLIST ITEM 17

## Schedule A (Rev. May 2010): Investment

Green Pastures Wind I  
Seymour

Form 50-296

PROPERTY INVESTMENT AMOUNTS									
(Estimated investment in each year. Do not put cumulative totals.)									
	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	Column A: Tangible Personal Property The amount of new investment (original cost) placed in service during this year	Column B: Building or permanent nonremovable component of building (annual amount only)	Column C: Sum of A and B Qualifying investment (during the qualifying time period)	Column D: Other investment that is not qualified investment but investment affecting economic impact and total value	Column E: Total Investment (A+B+D)		
The year preceding the first complete tax year of the qualifying time period (assuming no deferrals)	Investment made before filing complete application with district (neither qualified property nor eligible to become qualified investment)  Investment made after filing complete application with district, but before final board approval of application (eligible to become qualified property)  Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period (qualified investment and eligible to become qualified property)	2013-2014	2013	1	\$19,500,000				
				2	\$370,500,000				
				3					
				4					
				5					
				6					
				7					
				8					
				9					
				10					
				11					
				12					
				13					
				14					
				15					
Complete tax years of qualifying time period									
Value Limitation Period									
Tax Credit Period (with 50% cap on credit)									
Credit Settle-Up Period									
Post-Settle-Up Period									
Post-Settle-Up Period									

Qualifying Time Period usually begins with the final board approval of the application and extends generally for the following two complete tax years.

Column A:  
This represents the total dollar amount of planned investment in tangible personal property the applicant considers qualified investment - as defined in Tax Code §313.021(1)(A)-(D).  
For the purposes of investment, please list amount invested each year, not cumulative totals.

Column B:  
For the years outside the qualifying time period, this number should simply represent the planned investment in tangible personal property.  
Include estimates of investment for "replacement" property-property that is part of original agreement but scheduled for probable replacement during limitation period.  
The total dollar amount of planned investment each year in buildings or nonremovable component of buildings that the applicant considers qualified investment under Tax Code §313.021(1)(E).

Column D:  
For the years outside the qualifying time period, this number should simply represent the planned investment in new buildings or nonremovable components of buildings.  
Dollar value of other investment that may not be qualified investment but that may affect economic impact and total value-for planning, construction and operation of the facility.  
The most significant example for many projects would be land. Other examples may be items such as professional services, etc.  
Note: Land can be listed as part of investment during the "pre-year 1" time period. It cannot be part of qualifying investment.

Notes:  
For advanced clean energy projects, nuclear projects, projects with defined qualifying time periods, and projects with lengthy application review periods, insert additional rows as needed.  
This schedule must be submitted with the original application and any application for tax credit. When using this schedule for any purpose other than the original application, replace original estimates with actual appraisal district data for past years and update estimates for current and future years. If original estimates have not changed, enter those amounts for future years.


  
 SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

DATE 07/26/2013

**CHECKLIST ITEM 18**

**Schedule B (Rev. May 2010): Estimated Market And Taxable Value**

Applicant Name ISD Name	Green Pastures Wind I Seymour	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Qualified Property			Reductions from Market Value	Estimated Taxable Value	Form 50-296 Final taxable value for M&O-after all reductions
					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 building or "in or on the new improvement"			
		pre-year 1	2013-2014	2013	-	-	-	-	-	-
	Complete tax years of qualifying time period	1	2014-2015	2014	-	\$19,500,000	-	-	\$19,500,000	\$19,500,000
		2	2015-2016	2015	-	\$374,400,000	-	-	\$374,400,000	\$374,400,000
		3	2016-2017	2016	-	\$359,424,000	-	-	\$359,424,000	\$10,000,000
		4	2017-2018	2017	-	\$345,047,040	-	-	\$345,047,040	\$10,000,000
		5	2018-2019	2018	-	\$331,245,158	-	-	\$331,245,158	\$10,000,000
		6	2019-2020	2019	-	\$317,995,352	-	-	\$317,995,352	\$10,000,000
		7	2020-2021	2020	-	\$305,275,538	-	-	\$305,275,538	\$10,000,000
		8	2021-2022	2021	-	\$293,064,516	-	-	\$293,064,516	\$10,000,000
		9	2022-2023	2022	-	\$281,341,936	-	-	\$281,341,936	\$10,000,000
		10	2023-2024	2023	-	\$270,088,258	-	-	\$270,088,258	\$10,000,000
		11	2024-2025	2024	-	\$259,284,728	-	-	\$259,284,728	\$259,284,728
		12	2025-2026	2025	-	\$248,913,339	-	-	\$248,913,339	\$248,913,339
		13	2026-2027	2026	-	\$238,956,805	-	-	\$238,956,805	\$238,956,805
		14	2027-2028	2027	-	\$229,398,533	-	-	\$229,398,533	\$229,398,533
		15	2028-2029	2028	-	\$220,222,592	-	-	\$220,222,592	\$220,222,592

Notes: Market value in future years is good faith estimate of future taxable value for the purposes of property taxation.  
 This schedule must be submitted with the original application and any application for tax credit. When using this schedule for any purpose other than the original application, replace original estimates with a current appraisal district data for past years and update estimates for current and future years. If original estimates have not changed, enter those amounts for future years.

*[Signature]*

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

07/26/2013

DATE

**CHECKLIST ITEM 19**

**Schedule C- Application: Employment Information**

Applicant Name ISD Name		Green Pastures Wind I Seymour		Form 50-296					
Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year)	Construction		New Jobs			Qualifying Jobs	
			Column A: Number of Construction FTE's or man-hours (specify)	Column B: Average annual wage rates for construction workers	Column C: Number of new jobs applicant commits to create (cumulative)	Column D: Average annual wage rate for all new jobs.	Column E: Number of qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Column F: Average annual wage of qualifying jobs	
pre-year 1	2013-2014	2013	18,000	\$52,000					
Complete tax years of qualifying time period	1	2014-2015	342,500	\$52,000	8	\$41,259	8	\$41,259	
	2	2015-2016			8	\$41,259	8	\$41,259	
	3	2016-2017			8	\$41,259	8	\$41,259	
	4	2017-2018			8	\$41,259	8	\$41,259	
	5	2018-2019			8	\$41,259	8	\$41,259	
Value Limitation Period	6	2019-2020			8	\$41,259	8	\$41,259	
	7	2020-2021			8	\$41,259	8	\$41,259	
	8	2021-2022			8	\$41,259	8	\$41,259	
	9	2022-2023			8	\$41,259	8	\$41,259	
	10	2023-2024			8	\$41,259	8	\$41,259	
Credit Settle-Up Period	11	2024-2025			8	\$41,259	8	\$41,259	
	12	2025-2026			8	\$41,259	8	\$41,259	
	13	2026-2027			8	\$41,259	8	\$41,259	
Post-Settle-Up Period	14	2027-2028			8	\$41,259	8	\$41,259	
	15	2028-2029			8	\$41,259	8	\$41,259	

Notes: For job definitions see TAC §9.1051(14) and Tax Code §313.021(3).

This schedule must be submitted with the original application and any application for tax credit. When using this schedule for any purpose other than the original application, replace original estimates with actual appraisal district data for past years and update estimates for current and future years. If original estimates have not changed, enter those amounts for future years.

  
SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

07/26/2013  
DATE

# CHECKLIST ITEM 20

## Schedule D: (Rev. May 2010): Other Tax Information

Applicant Name		Green Pastures Wind I		ISD Name		Seymour				Form 50-296
				Franchise Tax		Other Property Tax Abatements Sought				
		Sales Tax Information		Franchise Tax		County	City	Hospital	Other	
		Column F: Estimate of total annual expenditures* subject to state sales tax	Column G: Estimate of total annual expenditures* made in Texas NOT subject to sales tax	Column H: Estimate of Franchise tax due from (or attributable to) the applicant	Fill in percentage exemption requested or granted in each year of the Agreement	Fill in percentage exemption requested or granted in each year of the Agreement	Fill in percentage exemption requested or granted in each year of the Agreement	Fill in percentage exemption requested or granted in each year of the Agreement		
Year	School Year (YYYY-YYYY)	Tax/Calendar Year YYYY								
The year preceding the first complete tax year of the qualifying time period (assuming no deferrals)	2013-2014	2013	\$1,799,850	\$17,700,150	0%	0%	0%	0%	0%	
Complete tax years of qualifying time period	1	2014-2015	\$34,197,150	\$336,302,850	0%	0%	0%	0%	0%	
	2	2015-2016								
Value Limitation Period	3	2016-2017			100%	0%	100%	0%	0%	
	4	2017-2018			100%	0%	100%	0%	0%	
	5	2018-2019			100%	0%	100%	0%	0%	
	6	2019-2020			100%	0%	100%	0%	0%	
Tax Credit Period (with 50% cap on credit)	7	2020-2021			100%	0%	100%	0%	0%	
	8	2021-2022			100%	0%	100%	0%	0%	
	9	2022-2023			100%	0%	100%	0%	0%	
	10	2023-2024			100%	0%	100%	0%	0%	
Credit Settle-Up Period	11	2024-2025			100%	0%	100%	0%	0%	
	12	2025-2026			100%	0%	100%	0%	0%	
	13	2026-2027			0%	0%	0%	0%	0%	
Post-Settle-Up Period	14	2027-2028			0%	0%	0%	0%	0%	
	15	2028-2029			0%	0%	0%	0%	0%	

\*For planning, construction and operation of the facility.

*[Signature]*  
SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

07/26/2013  
DATE

**CHECKLIST ITEM 21**

**Reinvestment Zone Map**

**[to be submitted upon approval of reinvestment zone by Baylor & Knox Counties.]**

**CHECKLIST ITEM 22**

**Resolution Establishing Reinvestment Zone**

**[to be submitted upon approval by Baylor & Knox Counties]**

**CHECKLIST ITEM 23**

**Legal Description of Reinvestment Zone**

**[to be submitted upon approval of reinvestment zone by Baylor & Knox Counties]**

**CHECKLIST ITEM 24**

**Guidelines & Criteria for Reinvestment Zone**

**[to be submitted upon approval by Baylor & Knox Counties]**