

Biennial Progress Report for Texas Economic Development Act	Form 50-773-A
Economic Development and Analysis	
SECTION 1: Applicant Information	
1. Application number	366
2. Name of school district	Borden County ISD
3. Name of central appraisal district (CAD) appraising the qualified property in this school district	Borden CAD
4. Name of project on original application (or short description of facility)	Stephens Ranch Wind Energy, LLC
5. Name of applicant on original application	Stephens Ranch Wind Energy, LLC
6. Name of company entering into original agreement with district	Stephens Ranch Wind Energy, LLC
7. If you are one of two or more companies originally applying for a limitation, list all other applicants here and describe their relationships. (Use attachments if necessary.)	N/A
SECTION 2: Current Agreement Information	
1. Name of current agreement holder(s)	Ranch Wind Energy II, LLC
2. Complete mailing address of current agreement holder	5 Greenwich Office Park, 2nd Floor, Greenwich CT 06831
3. Company contact person for agreement holder:	
Name	Jeffrey Delgado
Title	Senior Vice President
Phone	203-422-7719
Email	idelgado@starwood.com
4. Texas franchise tax ID number of current agreement holder:	1261906286; 32052464057
5. If the current agreement holder does not report under the franchise tax law, please include name and tax ID of reporting entity:	
Name	N/A
Tax ID	N/A
6. NAICS Code of current agreement holder (6 Digit)	221115
7. If the authorized company representative is different from the contact person listed above:	
Name	Same
Title	N/A
Complete Mailing Address	N/A
Phone	N/A
Email	N/A
8. If you are a current agreement holder who was not an original applicant, please list all other current agreement holders. Please describe the chain of ownership from the original applicant to the new entities. (Use attachments if necessary.)	Stephens Ranch Wind Energy, LLC, the original applicant, assigned a partial interest of the Borden CISD agreement on 8/8/2014 to its affiliate, Stephen Ranch Wind Energy II
SECTION 3: Project Timeline	
1. Date original limitation agreement approved by school district	4/21/2014
2. First (complete) year of qualifying time period – after the date the application is approved. See Tax Code §313.021[4]	2015
3. Date commercial operations began at the site of the project	5/21/2015

4. First year of property value limitation	2017
SECTION 4: Value Limitation Details	
1. Minimum limitation amount per Agreement (for entire agreement)	20,000,000
2. Amount of qualified investment during the qualifying time period the recipient committed to spend or allocate for this project on application (not total investment)	277,612,500
3. Total qualified investment made from the beginning of the qualifying time period through the end of the qualifying time period or the last complete tax year, if still in the qualifying time period	254,738,762
4. Has the size and/or scope of the project changed, resulting in a material change in qualified property from that in the application?	No
4a. If yes, please describe on an attachment how the actual qualified property — for which you are providing actual and estimated market values on subsequent pages — differs from that property described in the agreement. Include only property located in this school district.	N/A
5. What was the number of permanent existing jobs at this facility prior to application? (See guidelines for definition of existing job.)	0
SECTION 5: Job Details	
1 For agreements before Jan. 1, 2014, does the agreement include a definition of “new job” other than TAC §9.1051(14)(C), as the rule existed at the time of application?	No
1a. If yes, please provide the definition of “new job” as used in the agreement. (Use attachments if needed.)	N/A
SECTION 6: Authorized Signature	
After this report and charts are complete, they should be reviewed and certified to be complete by a company employee authorized to sign on behalf of the company listed in Section 2.	
By signing below, I certify that I am an employee of _____, a current agreement holder of a limitation on appraised value who is authorized to sign on behalf of the company. I attest that the contents of this form and attachments are true and correct to the best of my knowledge and belief and have determined that the electronic copy is identical to the hard copy of this report.	
Print Name of Company Employee	
Title	
Phone	
Signature of Company Employee	
Date	
NOTE: If you amend your report, you will need to resign and resubmit this section with your forms, charts or attachments.	

Biennial Progress Report for Texas Economic Development Act
CHART A1: Job Data for Applications 1 through 999

App Number

Date

Form 50-773A

District Name

1st Yr. of Qualifying Time Period

Revised May 2014

Company Name

CHART A1 - Only complete this for applications 1 through 999.

		<u>Qualifying Time Period</u>		<u>Limitation Period</u>								<u>Viable Presence Period</u>		
		Year 1 (First Complete Tax Year)	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13
Tax year (YYYY)		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
1	Number of qualifying jobs ¹ applicant committed to create on application (cumulative)	7	7	7	7	7	7	7	7	7	7	7	7	7
2	Number of qualifying jobs ¹ applicant actually created (cumulative)	7	7	7	7	7	7	7	7	7	7	7	7	7
3	Number of new jobs ² created (cumulative)	9	9	9	9	9	9	9	9	9	9	9	9	9
4	Median annual wage of new jobs applicant created	\$51,738	\$51,738	\$51,738	\$51,738	\$51,738	\$51,738	\$51,738	\$51,738	\$51,738	\$51,738	\$51,738	\$51,738	\$51,738
5	Total wages for new jobs applicant created	\$493,035	\$493,035	\$493,035	\$493,035	\$493,035	\$493,035	\$493,035	\$493,035	\$493,035	\$493,035	\$493,035	\$493,035	\$493,035

Actual and projected data. Use actual data for prior years. Estimates are required for current and future years.

Notes:

- Jobs meeting all of the requirements of Tax Code §313.021(3) as the statute existed before Jan. 1, 2014. Do not include construction jobs in counts of qualifying jobs.
- For new job definition see TAC §9.1051(14) as rules existed before Jan. 1, 2014.

The CPA requests companies complete the electronic spreadsheet version of the form and submit identical electronic and hard copy versions of the spreadsheet (with any attachments) to the district.

Biennial Progress Report for Texas Economic Development Act
CHART A2: Investment and Market Values for Applications 1 through 999

Date
Application Number 366
Current Agreement Holder Name Stephens Ranch Wind I & II
ISD Name Borden County ISD

Form 50-773A
 Revised May 2014

CHART A2 - Only complete this for applications 1 through 999.

	Year	School Year (YYYY-YYYY)	Tax Year (actual tax year) YYYY	Total Investment ¹ (cumulative)	Market value of qualified property on Jan. 1 BEFORE any exemptions ²	Market value less any exemptions (such as pollution control) and before limitation ³	Taxable value of qualified property for purposes of M&O
Prior to start of value limitation period	1	2015-2016	2015	\$ 254,738,762	\$ 246,864,000	\$ 246,864,000	\$ 246,864,000
	2	2016-2017	2016	\$ 254,738,762	\$ 230,094,481	\$ 230,094,481	\$ 230,094,481
Value limitation period	3	2017-2018	2017	\$ 254,738,762	\$ 211,686,923	\$ 211,686,923	\$ 20,000,000
	4	2018-2019	2018	\$ 254,738,762	\$ 194,751,969	\$ 194,751,969	\$ 20,000,000
	5	2019-2020	2019	\$ 254,738,762	\$ 179,171,811	\$ 179,171,811	\$ 20,000,000
	6	2020-2021	2020	\$ 254,738,762	\$ 164,838,066	\$ 164,838,066	\$ 20,000,000
	7	2021-2022	2021	\$ 254,738,762	\$ 151,651,021	\$ 151,651,021	\$ 20,000,000
	8	2022-2023	2022	\$ 254,738,762	\$ 139,518,939	\$ 139,518,939	\$ 20,000,000
	9	2023-2024	2023	\$ 254,738,762	\$ 128,357,424	\$ 128,357,424	\$ 20,000,000
	10	2024-2025	2024	\$ 254,738,762	\$ 118,088,830	\$ 118,088,830	\$ 20,000,000
Viable presence period	11	2025-2026	2025	\$ 254,738,762	\$ 108,641,724	\$ 108,641,724	\$ 108,641,724
	12	2026-2027	2026	\$ 254,738,762	\$ 99,950,386	\$ 99,950,386	\$ 99,950,386
	13	2027-2028	2027	\$ 254,738,762	\$ 91,954,355	\$ 91,954,355	\$ 91,954,355

Actual and projected data. Use actual data for prior years. Estimates are required for current and future years.

Notes:

1. Total investment is all investment at original cost, including land acquired after filing of application. Investments made in a year should be reflected in the subsequent year's market value.
2. Use appraisal values from CAD as available. For future years, use market value that the entity estimates will approximate the market value for ad valorem tax purposes in that year.
3. This amount is typically the taxable value for the purpose of I&S fund or debt service reserve fund.

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