

S U S A N

C O M B S

TEXAS COMPTROLLER *of* PUBLIC ACCOUNTS

P.O. Box 13528 • AUSTIN, TX 78711-3528



March 17, 2014

Monty Hysinger
Superintendent
Clarendon Consolidated Independent School District
P.O. Box 610
Clarendon, Texas 79226

Dear Superintendent Hysinger:

On Dec. 19, 2013, the Comptroller received the completed application (Application # 386) for a limitation on appraised value under the provisions of Tax Code Chapter 313¹. This application was originally submitted in November 2013 to the Clarendon Consolidated Independent School District (the school district) by Salt Fork Wind, LP (the applicant). This letter presents the results of the Comptroller's review of the application:

- 1) under Section 313.025(h) to determine if the property meets the requirements of Section 313.024 for eligibility for a limitation on appraised value under Chapter 313, Subchapter C; and
- 2) under Section 313.025(d), to make a recommendation to the governing body of the school district as to whether the application should be approved or disapproved using the criteria set out by Section 313.026.

The school district is currently classified as a rural school district in Category 4 according to the provisions of Chapter 313. Therefore, the applicant properly applied under the provisions of Subchapter C, applicable to rural school districts. The amount of proposed qualified investment (\$109 million) is consistent with the proposed appraised value limitation sought (\$5 million). The property value limitation amount noted in this recommendation is based on property values available at the time of application and may change prior to the execution of any final agreement.

The applicant is an active franchise taxpayer in good standing, as required by Section 313.024(a), and is proposing the construction of a wind power electric generation facility in Donley County, an eligible property use under Section 313.024(b). The Comptroller has determined that the property, as described by the application, meets the requirements of Section 313.024 for eligibility for a limitation on appraised value under Chapter 313, Subchapter C.

After reviewing the application using the criteria listed in Section 313.026, and the information provided by the applicant, the Comptroller's recommendation is that this application under Tax Code Chapter 313 be approved.

Our review of the application assumes the truth and accuracy of the statements in the application and that, if the application is approved, the applicant would perform according to the provisions of the agreement reached with the school district. Our recommendation does not address whether the applicant has complied with all Chapter 313 requirements; the school district is responsible for verifying that all requirements of the statute have been fulfilled. Additionally, Section 313.025 requires the school district to only approve an application if the school district finds that the information in the application is true and

¹ All statutory references are to the Texas Tax Code, unless otherwise noted.

correct, finds that the applicant is eligible for a limitation and determines that granting the application is in the best interest of the school district and this state. When approving a job waiver requested under Section 313.025(f-1), the school district must also find that the statutory jobs creation requirement exceeds the industry standard for the number of employees reasonably necessary for the operation of the facility. As stated above, the Comptroller's recommendation is prepared by generally reviewing the application and supporting documentation in light of the Section 313.026 criteria and a cursory review of the industry standard evidence necessary to support the waiver of the required number of jobs.

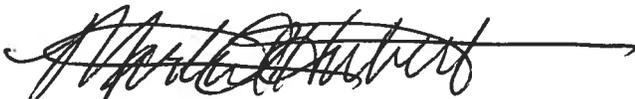
Note that any new building or other improvement existing as of the application review start date of Dec. 19, 2013, or any tangible personal property placed in service prior to that date may not become "Qualified Property" as defined by 313.021(2).

The Comptroller's recommendation is based on the application submitted by the school district and reviewed by the Comptroller. The recommendation may not be used by the school district to support its approval of the property value limitation agreement if the application is modified, the information presented in the application changes, or the limitation agreement does not conform to the application. Additionally, this recommendation is contingent on future compliance with the Chapter 313 and the Texas Administrative Code, with particular reference to the following requirements related to the execution of the agreement:

- 1) The applicant must provide the Comptroller a copy of the proposed limitation on appraised value agreement no later than ten (10) days prior to the meeting scheduled by the school district to consider approving the agreement, so that the Comptroller may review it for compliance with the statutes and the Comptroller's rules as well as consistency with the application;
- 2) The Comptroller must confirm that it received and reviewed the draft agreement and affirm the recommendation made in this letter;
- 3) The school district must approve and execute a limitation agreement that has been reviewed by the Comptroller within a year from the date of this letter; and
- 4) The school district must provide a copy of the signed limitation agreement to the Comptroller within seven (7) days after execution, as required by Section 313.025..

Should you have any questions, please contact Robert Wood, director of Economic Development & Analysis Division, by email at robert.wood@cpa.state.tx.us or by phone at 1-800-531-5441, ext. 3-3973, or direct in Austin at 512-463-3973.

Sincerely,



Martin A. Hubert
Deputy Comptroller

Enclosure

cc: Robert Wood

Economic Impact for Chapter 313 Project

Applicant	Salt Fork Wind, LP
Tax Code, 313.024 Eligibility Category	Renewable Energy Electric Generation - Wind
School District	Clarendon CISD
2012-13 Enrollment in School District	472
County	Donley
Total Investment in District	\$109,000,000
Qualified Investment	\$109,000,000
Limitation Amount	\$5,000,000
Number of total jobs committed to by applicant	7*
Number of qualifying jobs committed to by applicant	7
Average Weekly Wage of Qualifying Jobs committed to by applicant	\$885
Minimum Weekly Wage Required Tax Code, 313.051(b)	\$885
Minimum Annual Wage committed to by applicant for qualified jobs	\$46,035
Investment per Qualifying Job	\$15,571,429
Estimated 15 year M&O levy without any limit or credit:	\$12,725,469
Estimated gross 15 year M&O tax benefit	\$8,692,199
Estimated 15 year M&O tax benefit (<i>after</i> deductions for estimated school district revenue protection--but not including any deduction for supplemental payments or extraordinary educational expenses):	\$7,528,547
Tax Credits (estimated - part of total tax benefit in the two lines above - appropriated through Foundation School Program)	\$1,004,640
Net M&O Tax (15 years) After Limitation, Credits and Revenue Protection:	\$5,196,922
Tax benefit as a percentage of what applicant would have paid without value limitation agreement (percentage exempted)	59.2%
Percentage of tax benefit due to the limitation	88.4%
Percentage of tax benefit due to the credit.	11.6%
* Applicant is requesting district to waive requirement to create minimum number of qualifying jobs pursuant to Tax Code, 313.025 (f-1).	

This presents the Comptroller's economic impact evaluation of Salt Fork Wind, LP (the project) applying to Clarendon Consolidated Independent School District (the district), as required by Tax Code, 313.026. This evaluation is based on information provided by the applicant and examines the following criteria:

- (1) the recommendations of the comptroller;
- (2) the name of the school district;
- (3) the name of the applicant;
- (4) the general nature of the applicant's investment;
- (5) the relationship between the applicant's industry and the types of qualifying jobs to be created by the applicant to the long-term economic growth plans of this state as described in the strategic plan for economic development submitted by the Texas Strategic Economic Development Planning Commission under Section 481.033, Government Code, as that section existed before February 1, 1999;
- (6) the relative level of the applicant's investment per qualifying job to be created by the applicant;
- (7) the number of qualifying jobs to be created by the applicant;
- (8) the wages, salaries, and benefits to be offered by the applicant to qualifying job holders;
- (9) the ability of the applicant to locate or relocate in another state or another region of this state;
- (10) the impact the project will have on this state and individual local units of government, including:
 - (A) tax and other revenue gains, direct or indirect, that would be realized during the qualifying time period, the limitation period, and a period of time after the limitation period considered appropriate by the comptroller; and
 - (B) economic effects of the project, including the impact on jobs and income, during the qualifying time period, the limitation period, and a period of time after the limitation period considered appropriate by the comptroller;
- (11) the economic condition of the region of the state at the time the person's application is being considered;
- (12) the number of new facilities built or expanded in the region during the two years preceding the date of the application that were eligible to apply for a limitation on appraised value under this subchapter;
- (13) the effect of the applicant's proposal, if approved, on the number or size of the school district's instructional facilities, as defined by Section 46.001, Education Code;
- (14) the projected market value of the qualified property of the applicant as determined by the comptroller;
- (15) the proposed limitation on appraised value for the qualified property of the applicant;
- (16) the projected dollar amount of the taxes that would be imposed on the qualified property, for each year of the agreement, if the property does not receive a limitation on appraised value with assumptions of the projected appreciation or depreciation of the investment and projected tax rates clearly stated;
- (17) the projected dollar amount of the taxes that would be imposed on the qualified property, for each tax year of the agreement, if the property receives a limitation on appraised value with assumptions of the projected appreciation or depreciation of the investment clearly stated;
- (18) the projected effect on the Foundation School Program of payments to the district for each year of the agreement;
- (19) the projected future tax credits if the applicant also applies for school tax credits under Section 313.103; and
- (20) the total amount of taxes projected to be lost or gained by the district over the life of the agreement computed by subtracting the projected taxes stated in Subdivision (17) from the projected taxes stated in Subdivision (16).

Wages, salaries and benefits [313.026(6-8)]

After construction, the project will create seven new jobs when fully operational. All seven of these jobs will meet the criteria for qualifying jobs as specified in Tax Code Section 313.021(3). According to the Texas Workforce Commission (TWC), the regional manufacturing wage for the Panhandle Regional Planning Commission Region, where Donley County is located was \$41,850 in 2012. The annual average manufacturing wage for 2012-2013 for Donley County is \$25,675. That same period, the county annual average wage for all industries was \$24,076. In addition to an annual average salary of \$46,035 each qualifying position will be offered a full package of benefits including medical, dental, life insurance, short- and long-term disability, 401(k) plan, individual retirement account (IRA), paid cell phone, paid leave, and paid holidays. The project's total investment is \$109 million, resulting in a relative level of investment per qualifying job of \$15.6 million.

Ability of applicant to locate to another state and [313.026(9)]

According to Salt Fork Wind, LP's application, "Cielo Wind Power, LP., acting as parent company of Salt Fork Wind, L.P., is a U.S. developer of wind projects, and has operations in several regions within the contiguous United States." The application also states, "Cielo has the ability to locate wind farms anywhere in the U.S. with the right conditions. For these reasons Cielo Wind Power studies and looks at various competing sites throughout the market areas where wind development is attractive. Without a Value Limitation program, Cielo Wind Power would seek to move to alternative sites outside the State of Texas."

Number of new facilities in region [313.026(12)]

During the past two years, 31 projects in the Panhandle Regional Planning Commission Region applied for value limitation agreements under Tax Code, Chapter 313.

Relationship of applicant's industry and jobs and Texas's economic growth plans [313.026(5)]

The Texas Economic Development Plan focuses on attracting and developing industries using technology. It also identifies opportunities for existing Texas industries. The plan centers on promoting economic prosperity throughout Texas and the skilled workers that the Salt Fork Wind, LP project requires appear to be in line with the focus and themes of the plan. Texas identified energy as one of six target clusters in the Texas Cluster Initiative. The plan stresses the importance of technology in all sectors of the energy industry.

Economic Impact [313.026(10)(A), (10)(B), (11), (13-20)]

Table 1 depicts Salt Fork Wind, LP's estimated economic impact to Texas. It depicts the direct, indirect and induced effects to employment and personal income within the state. The Comptroller's office calculated the economic impact based on 16 years of annual investment and employment levels using software from Regional Economic Models, Inc. (REMI). The impact includes the construction period and the operating period of the project.

Table 1: Estimated Statewide Economic Impact of Investment and Employment in Salt Fork Wind, LP

Year	Employment			Personal Income		
	Direct	Indirect + Induced	Total	Direct	Indirect + Induced	Total
2014	0	0	0	\$0	\$0	\$0
2015	157	136	293	\$5,470,388	\$9,910,612	\$15,381,000
2016	157	140	297	\$5,470,388	\$12,107,612	\$17,578,000
2017	7	12	19	\$322,238	\$3,095,762	\$3,418,000
2018	7	1	8	\$322,238	\$1,752,762	\$2,075,000
2019	7	(3)	4	\$322,238	\$776,762	\$1,099,000
2020	7	(7)	0	\$322,238	\$898,762	\$1,221,000
2021	7	(3)	4	\$322,238	\$409,762	\$732,000
2022	7	(3)	4	\$322,238	\$409,762	\$732,000
2023	7	1	8	\$322,238	\$287,762	\$610,000
2024	7	(1)	6	\$322,238	\$409,762	\$732,000
2025	7	5	12	\$322,238	\$409,762	\$732,000
2026	7	(3)	4	\$322,238	\$287,762	\$610,000
2027	7	3	10	\$322,238	\$409,762	\$732,000
2028	7	1	8	\$322,238	\$165,762	\$488,000
2029	7	(1)	6	\$322,238	\$409,762	\$732,000

Source: CPA, REMI, Salt Fork Wind, LP

The statewide average ad valorem tax base for school districts in Texas was \$1.65 billion in 2012-2013. Clarendon CISD's ad valorem tax base in 2012-2013 was \$134.9 million. The statewide average wealth per WADA was estimated at \$343,155 for fiscal 2012-2013. During that same year, Clarendon CISD's estimated wealth per WADA was \$169,066. The impact on the facilities and finances of the district are presented in Attachment 2.

Table 2 examines the estimated direct impact on ad valorem taxes to the school district, Donley County and the Donley County Hospital District with all property tax incentives sought being granted using estimated market value from Salt Fork Wind, LP's application. Salt Fork Wind, LP has applied for both a value limitation under Chapter 313, Tax Code and tax abatements with the county. Table 3 illustrates the estimated tax impact of the Salt Fork Wind, LP project on the region if all taxes are assessed.

Table 2 Estimated Direct Ad Valorem Taxes with all property tax incentives sought

Year	Estimated Taxable Value for I&S	Estimated Taxable Value for M&O	Tax Rate ¹	Clarendon CISD I&S Levy	Clarendon CISD M&O Levy	Clarendon CISD M&O and I&S Tax Levies (Before Credit Credited)	Clarendon CISD M&O and I&S Tax Levies (After Credit Credited)	Donley County Tax Levy	Donley County Hospital District Tax Levy	Estimated Total Property Taxes
			0.0000	0.0000	1.1700			0.5987	0.1751	
2015	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016	\$109,000,000	\$109,000,000		\$0	\$1,052,940	\$1,052,940	\$1,052,940	\$0	\$190,809	\$1,243,749
2017	\$103,550,000	\$5,000,000		\$0	\$58,500	\$58,500	\$58,500	\$0	\$181,268	\$239,768
2018	\$98,372,500	\$5,000,000		\$0	\$58,500	\$58,500	\$29,250	\$0	\$172,205	\$201,455
2019	\$93,453,875	\$5,000,000		\$0	\$58,500	\$58,500	\$29,250	\$0	\$163,595	\$192,845
2020	\$88,781,181	\$5,000,000		\$0	\$58,500	\$58,500	\$29,250	\$0	\$155,415	\$184,665
2021	\$84,342,122	\$5,000,000		\$0	\$58,500	\$58,500	\$29,250	\$0	\$147,644	\$176,894
2022	\$80,125,016	\$5,000,000		\$0	\$58,500	\$58,500	\$29,250	\$0	\$140,262	\$169,512
2023	\$76,118,765	\$5,000,000		\$0	\$58,500	\$58,500	\$29,250	\$0	\$133,249	\$162,499
2024	\$72,312,827	\$5,000,000		\$0	\$58,500	\$58,500	\$29,250	\$0	\$126,586	\$155,836
2025	\$68,697,186	\$68,697,186		\$0	\$684,224	\$684,224	\$0	\$0	\$120,257	\$120,257
2026	\$65,262,326	\$65,262,326		\$0	\$763,569	\$763,569	\$647,903	\$390,697	\$114,244	\$1,152,844
2027	\$61,999,210	\$61,999,210		\$0	\$725,391	\$725,391	\$725,391	\$371,162	\$108,532	\$1,205,085
2028	\$58,899,250	\$58,899,250		\$0	\$689,121	\$689,121	\$689,121	\$352,604	\$103,105	\$1,144,831
2029	\$55,954,287	\$55,954,287		\$0	\$654,665	\$654,665	\$654,665	\$334,974	\$97,950	\$1,087,589
						Total	\$4,033,270	\$1,449,436	\$1,955,123	\$7,437,830

Source: CPA, Salt Fork Wind, LP

¹Tax Rate per \$100 Valuation

Table 3 Estimated Direct Ad Valorem Taxes without property tax incentives

Year	Estimated Taxable Value for I&S	Estimated Taxable Value for M&O	Tax Rate ¹	Clarendon CISD I&S Levy	Clarendon CISD M&O Levy	Clarendon CISD M&O and I&S Tax Levies	Donley County Tax Levy	Donley County Hospital District Tax Levy	Estimated Total Property Taxes	
			0.0000	0.0000	1.1700		0.5987	0.1751		
2015	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	
2016	\$109,000,000	\$109,000,000		\$0	\$1,052,940	\$1,052,940	\$652,535	\$190,809	\$1,896,284	
2017	\$103,550,000	\$103,550,000		\$0	\$1,211,535	\$1,211,535	\$619,908	\$181,268	\$2,012,712	
2018	\$98,372,500	\$98,372,500		\$0	\$1,150,958	\$1,150,958	\$588,913	\$172,205	\$1,912,076	
2019	\$93,453,875	\$93,453,875		\$0	\$1,093,410	\$1,093,410	\$559,467	\$163,595	\$1,816,472	
2020	\$88,781,181	\$88,781,181		\$0	\$1,038,740	\$1,038,740	\$531,494	\$155,415	\$1,725,649	
2021	\$84,342,122	\$84,342,122		\$0	\$986,803	\$986,803	\$504,919	\$147,644	\$1,639,366	
2022	\$80,125,016	\$80,125,016		\$0	\$937,463	\$937,463	\$479,673	\$140,262	\$1,557,398	
2023	\$76,118,765	\$76,118,765		\$0	\$890,590	\$890,590	\$455,690	\$133,249	\$1,479,528	
2024	\$72,312,827	\$72,312,827		\$0	\$846,060	\$846,060	\$432,905	\$126,586	\$1,405,552	
2025	\$68,697,186	\$68,697,186		\$0	\$684,224	\$684,224	\$411,260	\$120,257	\$1,215,741	
2026	\$65,262,326	\$65,262,326		\$0	\$763,569	\$763,569	\$390,697	\$114,244	\$1,268,510	
2027	\$61,999,210	\$61,999,210		\$0	\$725,391	\$725,391	\$371,162	\$108,532	\$1,205,085	
2028	\$58,899,250	\$58,899,250		\$0	\$689,121	\$689,121	\$352,604	\$103,105	\$1,144,831	
2029	\$55,954,287	\$55,954,287		\$0	\$654,665	\$654,665	\$334,974	\$97,950	\$1,087,589	
						Total	\$12,725,469	\$6,686,201	\$1,955,123	\$21,366,792

Source: CPA, Salt Fork Wind, LP

¹Tax Rate per \$100 Valuation

Attachment 1 includes schedules A, B, C, and D provided by the applicant in the application. Schedule A shows proposed investment. Schedule B is the projected market value of the qualified property. Schedule C contains employment information, and Schedule D contains tax expenditures and other tax abatement information.

Attachment 2, provided by the district and reviewed by the Texas Education Agency, contains information relating to the financial impact of the proposed project on the finances of the district as well as the tax benefit of the value limitation. "Table II" in this attachment shows the estimated 13 year M&O tax levy without the value limitation agreement would be \$11,381,682. The estimated gross 13 year M&O tax benefit, or levy loss, is \$7,687,559.

Attachment 3 is an economic overview of Donley County.

Disclaimer: This examination is based on information from the application submitted to the school district and forwarded to the comptroller. It is intended to meet the statutory requirement of Chapter 313 of the Tax Code and is not intended for any other purpose.

Attachments

1. Schedules A, B, C, and D provided by applicant in application
2. School finance and tax benefit provided by district
3. County Economic Overview

Attachment 1

Applicant Name
 SALT FORK WIND, LP
 CLARENDON ISD

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 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: Investment (A+B+D)	Total	
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) Complete tax years of qualifying time period Value Limitation Period Continue to Maintain Viable Presence Post-Settle-Up Period Post-Settle-Up Period	2014-2015	2014							
	2015-2016	2015							
	2016-2017	2016	109,000,000		109,000,000			109,000,000	\$
	2017-2018	2017							
	2018-2019	2018							
	2019-2020	2019							
	2020-2021	2020							
	2021-2022	2021							
	2022-2023	2022							
	2023-2024	2023							
	2024-2025	2024							
	2025-2026	2025							
	2026-2027	2026							
	2027-2028	2027							
	2029-2030	2029							

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.
 Includes 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 C: For the years outside the qualifying time period, this number should simply represent the planned investment in new buildings or nonremovable components of buildings.
 Column D: 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 deferred 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
 12-18-2013

Amendment No. 002 Schedule B (Rev. May 2010): Estimated Market And Taxable Value
 Applicant Name: SALT FORK WIND, LP
 ISD Name: CLARENDON ISD

Form 50-296

	Year	School Year (YYYY-YYYY)	Tax Year (FY in actual tax year) YYYY	Qualified Property			Reductions from Market Value		Estimated Taxable Value	
				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"	Exempted Value	Final taxable value for I&S - after all reductions	Final taxable value for M&O - after all reductions	
	pre-year 1	2014-2015	2014	N/A	\$ -		N/A			
Complete tax years of qualifying time period	1	2015-2016	2015	N/A	\$ -	\$ -	N/A	\$ -	\$ -	\$ -
	2	2016-2017	2016	N/A	\$ -	\$ 109,000,000	N/A	\$ 109,000,000	\$ 109,000,000	\$ 109,000,000
	3	2017-2018	2017	N/A	\$ -	\$ 103,550,000	N/A	\$ 103,550,000	\$ 103,550,000	\$ 5,000,000
	4	2018-2019	2018	N/A	\$ -	\$ 98,372,500	N/A	\$ 90,211,193	\$ 90,211,193	\$ 5,000,000
	5	2019-2020	2019	N/A	\$ -	\$ 93,453,875	N/A	\$ 93,453,875	\$ 93,453,875	\$ 5,000,000
Tax Credit Period (with 50% cap on credit)	6	2020-2021	2020	N/A	\$ -	\$ 88,781,181	N/A	\$ 88,781,181	\$ 88,781,181	\$ 5,000,000
	7	2021-2022	2021	N/A	\$ -	\$ 84,342,122	N/A	\$ 84,342,122	\$ 84,342,122	\$ 5,000,000
	8	2022-2023	2022	N/A	\$ -	\$ 80,125,016	N/A	\$ 80,125,016	\$ 80,125,016	\$ 5,000,000
	9	2023-2024	2023	N/A	\$ -	\$ 76,118,765	N/A	\$ 76,118,765	\$ 76,118,765	\$ 5,000,000
	10	2024-2025	2024	N/A	\$ -	\$ 72,312,827	N/A	\$ 72,312,827	\$ 72,312,827	\$ 5,000,000
Credit Settle-Up Period	11	2025-2026	2025	N/A	\$ -	\$ 68,697,186	N/A	\$ 68,697,186	\$ 68,697,186	\$ 68,697,186
	12	2026-2027	2026	N/A	\$ -	\$ 65,262,326	N/A	\$ 65,262,326	\$ 65,262,326	\$ 65,262,326
	13	2027-2028	2027	N/A	\$ -	\$ 61,999,210	N/A	\$ 61,999,210	\$ 61,999,210	\$ 61,999,210
Post- Settle-Up Period	14	2028-2029	2028	N/A	\$ -	\$ 58,899,250	N/A	\$ 58,899,250	\$ 58,899,250	\$ 58,899,250
	15	2029-2030	2029	N/A	\$ -	\$ 55,954,287	N/A	\$ 55,954,287	\$ 55,954,287	\$ 55,954,287

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 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.

John Johnston

12-18-2013

DATE

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

Schedule C- Application: Employment Information

SALT FORK WIND, LP
CLARENDON ISD

Applicant Name
ISD Name

Form 50-296

	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	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	2014-2015	2014							
	1	2015-2016	2015	150	34,321	7	\$ 46,034	7	\$ 46,034	\$ 46,034
	2	2016-2017	2016	150	34,321	7	\$ 46,034	7	\$ 46,034	\$ 46,034
	3	2017-2018	2017	0	34,321	7	\$ 46,034	7	\$ 46,034	\$ 46,034
	4	2018-2019	2018	0	34,321	7	\$ 46,034	7	\$ 46,034	\$ 46,034
	5	2019-2020	2019	0	34,321	7	\$ 46,034	7	\$ 46,034	\$ 46,034
	6	2020-2021	2020	0	34,321	7	\$ 46,034	7	\$ 46,034	\$ 46,034
	7	2021-2022	2021	0	34,321	7	\$ 46,034	7	\$ 46,034	\$ 46,034
	8	2022-2023	2022	0	34,321	7	\$ 46,034	7	\$ 46,034	\$ 46,034
	9	2023-2024	2023	0	34,321	7	\$ 46,034	7	\$ 46,034	\$ 46,034
	10	2024-2025	2024	0	34,321	7	\$ 46,034	7	\$ 46,034	\$ 46,034
	11	2025-2026	2025	0	34,321	7	\$ 46,034	7	\$ 46,034	\$ 46,034
	12	2026-2027	2026	0	34,321	7	\$ 46,034	7	\$ 46,034	\$ 46,034
	13	2027-2028	2027	0	34,321	7	\$ 46,034	7	\$ 46,034	\$ 46,034
	14	2028-2029	2028	0	34,321	7	\$ 46,034	7	\$ 46,034	\$ 46,034
	15	2029-2030	2029	0	34,321	7	\$ 46,034	7	\$ 46,034	\$ 46,034
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										

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

12-18-2013

DATE

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

Applicant Name	SALT FORK WIND, LP				CLARENDON ISD				Form 50-296 Other Property Tax Abatements Sought			
	Sales Tax Information				Franchise Tax				Other			
Year	School Year (YYYY-YYYY)	Tax/Calendar Year (YYYY)	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	County	City	Hospital	Other			
The year preceding the first complete tax year of the qualifying time period (assuming no deferrals)	1	2015-2016	\$ 6,000,000	\$ 9,000,000	\$ 26,289	0	N/A	0	0			
	2	2016-2017	\$ 16,000,000	\$ 9,000,000	\$ 89,714	100	N/A	0	0			
	3	2017-2018	\$ 325,000	\$ 24,000,000	\$ 89,714	100	N/A	0	0			
	4	2018-2019	\$ 325,000	\$ 130,000	\$ 89,714	100	N/A	0	0			
	5	2019-2020	\$ 325,000	\$ 130,000	\$ 89,714	100	N/A	0	0			
	6	2020-2021	\$ 325,000	\$ 130,000	\$ 89,714	100	N/A	0	0			
	7	2021-2022	\$ 325,000	\$ 130,000	\$ 89,714	100	N/A	0	0			
	8	2022-2023	\$ 325,000	\$ 130,000	\$ 89,714	100	N/A	0	0			
	9	2023-2024	\$ 325,000	\$ 130,000	\$ 89,714	100	N/A	0	0			
	10	2024-2025	\$ 325,000	\$ 130,000	\$ 89,714	100	N/A	0	0			
	11	2025-2026	\$ 325,000	\$ 130,000	\$ 89,714	100	N/A	0	0			
	12	2026-2027	\$ 325,000	\$ 130,000	\$ 89,714	0	N/A	0	0			
	13	2027-2028	\$ 325,000	\$ 130,000	\$ 89,714	0	N/A	0	0			
	14	2028-2029	\$ 325,000	\$ 130,000	\$ 89,714	0	N/A	0	0			
	15	2029-2030	\$ 325,000	\$ 130,000	\$ 89,714	0	N/A	0	0			

*For planning, construction and operation of the facility.

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE


DATE
 12-18-2013

Attachment 2

**Summary of the District's Financial Impact
of Chapter 313 Agreement
with Salt Fork Wind, LP**

Prepared by

Randy McDowell, RTSBA

&

Neal Brown

School Finance Consultants

Clarendon ISD Financial Impact of Chapter 313 Agreement

Summary of Clarendon ISD Financial Impact of the Limited Appraised Value Application from Salt Fork Wind, LP

Introduction

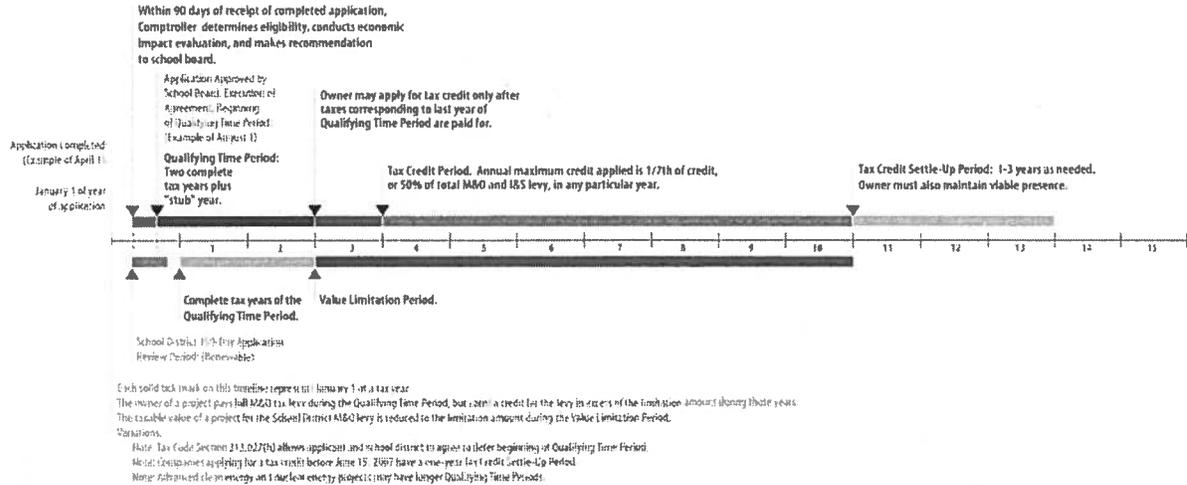
Salt Fork Wind, LP applied for a property value limitation from Clarendon Independent School District under Chapter 313 of the Tax Code. The application was submitted on November 14, 2013 and subsequently approved for consideration by the Clarendon ISD Board of Trustees. Salt Fork Wind, LP (“Salt Fork Wind”), is requesting the property value limitation as a “renewable energy electric generation” project as listed in Sec. 313.024.(b) of the Tax Code.

“The Economic Development Act”, Tax Code Chapter 313, was created by House Bill 1200 of the 77th Texas Legislature in 2001. Further amendments were made to Chapter 313 as a result of House Bill 1470 from the 80th Texas Legislative Session in 2007.

The Economic Development Act was created to attract qualifying businesses to Texas by allowing school districts the option of approving a property value limitation to these qualifying entities. The purpose of the property value limitation is to reduce the maintenance and operations taxes paid by the company, to a school district during the applicable years as displayed below.

Clarendon ISD Financial Impact of Chapter 313 Agreement

Appraised Value Limitation and Credit under Tax Code Chapter 313 for School District Maintenance & Operations (M&O) Tax



The company must file an application with the school district to qualify for consideration of a Limited Appraised Value Agreement (“LAVA” or “Agreement”) to begin the following tax year or a later year if agreed upon by the District and the Company. The first two years of the agreement are considered the qualifying time period and the company’s school district taxes will be levied at one-hundred percent of the appraised value. The applicant may then file a separate application with the school district to request tax credits (for taxes paid during the qualifying time period) to be applied during years four through ten of the LAVA, but not to exceed 50% of their tax levy for those years. Any tax credit balance remaining after this period can then be applied during years eleven through thirteen of the agreement, but cannot exceed the actual amount of taxes paid to the school district during the Settle-Up Period. After year thirteen, any leftover credits will not be applied and will expire.

During years three through ten of the LAVA, the qualifying entity’s taxable value will be reduced to the minimum qualified investment for the applicable school district as determined by the State Comptroller’s Office. Clarendon ISD is considered a Rural category 4 District as categorized with total taxable value of industrial property of at least \$100,000 but less than \$1 million, thus Clarendon ISD has a minimum qualified investment amount of \$5 million. A qualifying entity’s taxable value would be

Clarendon ISD Financial Impact of Chapter 313 Agreement

reduced to \$5 million during years three through ten of the agreement for the purposes of computing the tax levy for the maintenance and operations (M&O) tax of Clarendon ISD. The entire appraised value will be used for computing the interest and sinking (I&S) tax levy.

Taxable Value Impact from LAVA

The “Additional Value from Salt Fork Wind” represents the values that the company estimated as their taxable values in the application that was filed with the district. During years three through ten, the company’s taxable value will be limited to the \$5,000,000 minimum qualified investment of Clarendon ISD.

TABLE I- Calculation of Taxable Value:

Tax Year	Additional Value From Salt Fork Wind	Minimum Qualified Investment	Abated Value	Taxable Value
Jan. 1, 2015	0	n/a	0	0
Jan. 1, 2016	109,000,000	n/a	0	109,000,000
Jan. 1, 2017	103,550,000	(5,000,000)	98,550,000	5,000,000
Jan. 1, 2018	98,372,500	(5,000,000)	93,372,500	5,000,000
Jan. 1, 2019	93,453,875	(5,000,000)	88,453,875	5,000,000
Jan. 1, 2020	88,781,181	(5,000,000)	83,781,181	5,000,000
Jan. 1, 2021	84,342,122	(5,000,000)	79,342,122	5,000,000
Jan. 1, 2022	80,125,016	(5,000,000)	75,125,016	5,000,000
Jan. 1, 2023	76,118,765	(5,000,000)	71,118,765	5,000,000
Jan. 1, 2024	72,312,827	(5,000,000)	67,312,827	5,000,000
Jan. 1, 2025	68,697,186	n/a	0	68,697,186
Jan. 1, 2026	65,262,326	n/a	0	65,262,326
Jan. 1, 2027	61,999,210	n/a	0	61,999,210

Clarendon ISD Financial Impact of Chapter 313 Agreement

Salt Fork Wind's Tax Benefit from Agreement

The projected amount of the net tax savings for Salt Fork Wind is \$7.528 million over the life of the Agreement. This net savings is after all tax credits have been applied and after estimated payments have been made to the district to offset their revenue losses that were a direct result of entering into this Agreement. Tax credits during years four through ten are limited to the lesser of 1/7 of the total tax credit or 50% of the total taxes paid for that tax year. Any tax credits not refunded to the company during those years will be refunded up to 100% of the taxes paid in years eleven through thirteen.

Clarendon ISD's projected tax rates for maintenance & operations (M&O) and interest & sinking (I&S) are based on the following assumptions:

- The District held a tax ratification election and the study projects that it will maintain an M&O tax rate of \$1.17 for the life of this agreement. The M&O rates for 2016-2017 & 2025-2026 are projected to drop to \$.966 & \$.996 respectively, due to the rollback tax rate calculations.
- The district currently has no outstanding bonds and no I&S tax rate is projected in the study. The district could however pursue a bond election and issue bonded debt during the life of this agreement.

TABLE II- Computation of Net Tax Savings:

Fiscal Year	Projected M&O Tax Rate	Projected I&S Tax Rate	Taxes w/o Agreement	Tax Savings with Agreement	Tax Credits	Payment of District's Revenue Losses	Net Tax Savings
2015-2016	1.170	0.000	0	0	n/a	0	0
2016-2017	0.966	0.000	1,052,940	0	n/a	0	0
2017-2018	1.170	0.000	1,211,535	1,153,035	n/a	(1,163,652)	(10,617)
2018-2019	1.170	0.000	1,150,958	1,092,458	29,250	0	1,121,708
2019-2020	1.170	0.000	1,093,410	1,034,910	29,250	0	1,064,160
2020-2021	1.170	0.000	1,038,740	980,240	29,250	0	1,009,490
2021-2022	1.170	0.000	986,803	928,303	29,250	0	957,553
2022-2023	1.170	0.000	937,463	878,963	29,250	0	908,213
2023-2024	1.170	0.000	890,590	832,090	29,250	0	861,340
2024-2025	1.170	0.000	846,060	787,560	29,250	0	816,810
2025-2026	0.996	0.000	684,224	0	684,224	0	684,224
2026-2027	1.170	0.000	763,569	0	115,666	0	115,666
2027-2028	1.170	0.000	725,391	0	0	0	0
Totals			11,381,682	7,687,559	1,004,640	(1,163,652)	7,528,546

Clarendon ISD Financial Impact of Chapter 313 Agreement

Financial Impact Study

This Financial Impact Study was performed to determine the financial impact of the Limited Appraised Value Agreement on Clarendon ISD. First, a thirteen year financial forecast was prepared to establish a baseline without the added values of the renewable energy electric generation company. Second, a thirteen year financial forecast was prepared that incorporated the additional taxable value of the company without a LAVA in effect. Third, a thirteen year financial forecast was prepared that incorporates the additional taxable value of the company with an approved LAVA. These three forecasts are detailed in the "Calculation of LAVA Impact on District's Finances" section. The following assumptions were used to compare the financial impact of the LAVA:

- The current state funding formulas (in effect for 2013-2014 fiscal year) were used for state aid and recapture calculation purposes
 - Level 2 of Tier II yield - \$61.86 per weighted student in average daily attendance (WADA) per penny of tax effort
- The district's tax rate for maintenance & operations (M&O) will remain at the same rate as for tax year 2013.
- A tax collection rate of 100% on current year tax levy with no projected delinquent taxes
- An annual taxable value increase of 1.5% was used to project the district's taxable value, except as it related to the requested LAVA. The district's 2013 taxable value was used as a baseline for all projections.
- The district's enrollment is projected to decrease slightly; therefore, the projected ADA and WADA for school year 2013-2014 was decreased by .5% per year for the life of the agreement.

Although these assumptions were used to develop a baseline scenario for comparison purposes, many of these factors will not remain constant for the thirteen years of this proposed agreement. Also, Legislative changes to the school finance formulas are likely during the near future and almost certain during the life of this agreement.

Clarendon ISD Financial Impact of Chapter 313 Agreement

Calculation of LAVA Impact on District's Finances

The tables displayed below (Table III, IV, V) show the different impacts on the school district's finances. These scenarios were computed to compare the District's revenue without the additional taxable value of Salt Fork Wind (Table III), the addition of Salt Fork Wind's taxable values without a Chapter 313 Agreement (Table IV), and the addition of Salt Fork Wind's taxable values with a Chapter 313 Agreement (Table V).

TABLE III – District Revenues *without* Salt Fork Wind, LP:

Fiscal Year	Total Taxable Value	M&O Taxes		Recapture Amount	Hold	M&O	Total District Revenue
		Compressed Rate	State Revenue		Harmless Revenue	Taxes > Comp Rate	
2015-2016	134,619,726	1,233,117	2,541,399	0	3,774,516	769,105	4,543,621
2016-2017	136,639,022	1,251,613	2,503,525	0	3,755,138	765,112	4,520,250
2017-2018	138,688,608	1,270,388	2,465,361	0	3,735,748	761,141	4,496,890
2018-2019	140,768,937	1,289,443	2,426,913	0	3,716,356	757,194	4,473,550
2019-2020	142,880,471	1,308,785	2,388,167	0	3,696,952	753,269	4,450,221
2020-2021	145,023,678	1,328,417	2,353,857	0	3,682,274	749,366	4,431,640
2021-2022	147,199,033	1,348,343	2,314,513	0	3,662,856	745,485	4,408,341
2022-2023	149,407,018	1,368,568	2,274,866	0	3,643,434	741,627	4,385,061
2023-2024	151,648,124	1,389,097	2,234,907	0	3,624,003	737,790	4,361,794
2024-2025	153,922,846	1,409,933	2,194,628	0	3,604,561	733,976	4,338,537
2025-2026	156,231,688	1,431,082	2,158,762	0	3,589,844	730,182	4,320,026
2026-2027	158,575,164	1,452,548	2,117,839	0	3,570,387	726,410	4,296,798
2027-2028	160,953,791	1,474,337	2,076,475	0	3,550,812	722,660	4,273,472

Clarendon ISD Financial Impact of Chapter 313 Agreement

TABLE IV- District Revenues with Salt Fork Wind without Chapter 313 Agreement:

Fiscal Year	Total Taxable Value	M&O Taxes		Recapture Amount	Hold Harmless Revenue	M&O Taxes > Comp Rate	Total District Revenue
		Compressed Rate	State Revenue				
2015-2016	134,619,726	1,233,117	2,541,399	0	3,774,516	761,996	4,536,511
2016-2017	245,639,022	2,250,053	2,466,895	0	4,716,948	427,495	5,144,443
2017-2018	242,238,608	2,218,906	1,428,981	0	3,647,886	735,505	4,383,391
2018-2019	239,141,437	2,190,536	1,442,351	0	3,632,886	732,681	4,365,567
2019-2020	236,334,346	2,164,823	1,452,833	0	3,617,655	729,855	4,347,511
2020-2021	233,804,859	2,141,653	1,465,290	0	3,606,942	727,026	4,333,968
2021-2022	231,541,155	2,120,917	1,470,373	0	3,591,290	724,191	4,315,480
2022-2023	229,532,034	2,102,513	1,472,934	0	3,575,448	721,349	4,296,797
2023-2024	227,766,889	2,086,345	1,473,072	0	3,559,416	718,500	4,277,916
2024-2025	226,235,673	2,072,319	1,470,885	0	3,543,204	715,642	4,258,846
2025-2026	224,928,874	2,060,348	1,471,206	0	3,531,554	712,774	4,244,328
2026-2027	223,837,490	2,050,351	1,464,661	0	3,515,012	709,897	4,224,909
2027-2028	222,953,001	2,042,249	1,456,466	0	3,498,716	707,009	4,205,725

TABLE V – District Revenues with Salt Fork Wind with Chapter 313 Agreement:

Fiscal Year	Total Taxable Value	M&O Taxes Comp Rate	State Revenue	Recapture Amount	Hold Harmless Revenue	M&O		Total District Revenue
						Taxes > Comp Rate	Payment for District Losses	
2015-2016	134,619,726	1,233,117	2,541,399	0	3,774,516	761,996	0	4,536,511
2016-2017	245,639,022	2,250,053	2,466,895	0	4,716,948	427,495	0	5,144,443
2017-2018	143,688,608	1,316,188	1,465,089	0	2,781,276	438,463	1,163,652	4,383,391
2018-2019	145,768,937	1,335,243	2,379,281	0	3,714,524	756,480	0	4,471,004
2019-2020	147,880,471	1,354,585	2,340,535	0	3,695,120	752,573	0	4,447,694
2020-2021	150,023,678	1,374,217	2,306,225	0	3,680,442	748,689	0	4,429,131
2021-2022	152,199,033	1,394,143	2,266,881	0	3,661,024	744,826	0	4,405,849
2022-2023	154,407,018	1,414,368	2,227,234	0	3,641,602	740,984	0	4,382,586
2023-2024	156,648,124	1,434,897	2,187,275	0	3,622,171	737,164	0	4,359,336
2024-2025	158,922,846	1,455,733	2,146,996	0	3,602,729	733,365	0	4,336,094
2025-2026	224,928,874	2,060,348	2,090,527	0	4,150,875	446,069	0	4,596,944
2026-2027	223,837,490	2,050,351	1,464,661	0	3,515,012	709,897	0	4,224,909
2027-2028	222,953,001	2,042,249	1,456,466	0	3,498,716	707,009	0	4,205,725

Clarendon ISD Financial Impact of Chapter 313 Agreement

Current School Finance Law

A major overhaul of the school finance formulas was implemented as a result of House Bill 1 of the 79th Legislative Session and became effective for the 2006-2007 school year. Those formula changes had an effect on the district's financial impact from granting a property value limitation. Due to the district's "Hold Harmless" provision that was enacted in the funding formulas, some districts had the majority of the district's revenue losses in year three of the LAVA offset with additional state funding. The funding that was available to offset those revenue losses was called Additional State Aid for Tax Reduction (ASATR) and those funds were phased out as a result of legislation in the 82nd Legislative Session in 2011. This legislation eliminated the ASATR funding for fiscal year 2017-2018 and thereafter and can have a significant financial impact for LAVA agreements that have a year three in 2017-2018 or later. The loss of ASATR funding can again cause a district to experience a significant loss of funds in year three of the agreement and consequently cause the company to have revenue protection payments during that year that are similar to those experienced prior to 2006-2007.

Clarendon ISD Financial Impact of Chapter 313 Agreement

Payments in Lieu of Taxes

Assuming that the District and Salt Fork Wind, LP mutually agree in the LAVA that \$100 per student in average daily attendance (ADA) will be paid to Clarendon ISD by Salt Fork Wind, the projected amount of these payments over the life of the agreement is \$533,193 of the \$7.528 million net tax savings amount. This amount will be computed annually according to Section IV of the Agreement.

TABLE VI - Calculation of the Payment in Lieu of Taxes:

Fiscal Year	Net Tax Savings	Clarendon ISD \$100/ADA	Salt Fork Wind's Share
2015-2016	0	42,260	(42,260)
2016-2017	0	42,048	(42,048)
2017-2018	(10,617)	41,838	(52,455)
2018-2019	1,121,708	41,629	1,080,079
2019-2020	1,064,160	41,421	1,022,740
2020-2021	1,009,490	41,214	968,276
2021-2022	957,553	41,008	916,545
2022-2023	908,213	40,803	867,410
2023-2024	861,340	40,599	820,741
2024-2025	816,810	40,396	776,414
2025-2026	684,224	40,194	644,030
2026-2027	115,666	39,993	75,673
2027-2028	0	39,793	(39,793)
Totals	7,528,546	533,193	6,995,353

Clarendon ISD Financial Impact of Chapter 313 Agreement

Impact of Projected Student Growth On District Facilities

TABLE VII – Campus Capacity and Available Growth

Campus Name	Grade Level	# of Regular Classrooms	Building Capacity	Current Enrollment	Enrollment Growth Available
Clarendon Elementary	K-5	20	400	261	139
Clarendon Jr. High	6-8	11	198	91	107
Clarendon High	9-12	16	288	126	162
	Total	47	886	478	408

The building capacities are based on 20 students per classroom for elementary and 18 students per grade level at secondary schools. Clarendon ISD is a kindergarten through 12th grade district.

Salt Fork Wind, LP provided supplemental information with their application that projected the number of full-time employees that are expected for permanent employment after construction of the project is completed. They projected that seven full-time employees are expected. It is not known whether these would be new employees to the Clarendon ISD, or if current residents would occupy these positions; however, it is assumed that these employees would be new residents to the district.

Based on average statewide figures provided by a demographer, it is projected that each new household would produce .5 students. Thus, the new seven positions equates to 4 new students.

This minimal projected student growth can easily be accommodated with the current facilities of Clarendon ISD as displayed in Table VII above.

Clarendon ISD Financial Impact of Chapter 313 Agreement

Conclusion

This Financial Impact Study displays that entering into a Limited Appraised Value Agreement with Salt Fork Wind, LP would be beneficial to both Salt Fork Wind and Clarendon ISD under the current school finance system.

Salt Fork Wind, LP would benefit from reduced property taxes during years three through ten of the LAVA. Although some of the tax savings would be used to offset district's revenue losses and payments in lieu of taxes to the District, Salt Fork Wind is projected to benefit from a 82% tax savings over the first twelve year period of this agreement. Salt Fork Wind also has the option of terminating the Agreement if the amount paid to the District during a tax year is greater than the amount of taxes that would have been paid without the agreement; therefore, there is no inherent risk for the company from entering into the Agreement.

Clarendon ISD would also have no inherent risk under the current school finance system and with the provisions in the LAVA that require Salt Fork Wind to offset any district losses caused by the LAVA. An annual calculation will be performed each year to determine if a loss to the District has been incurred. The revenue impact to the District will be computed by comparing the District's revenues with and without the LAVA in effect.

March 18, 2014

Mr. Robert Wood
Director, Economic Development and Analysis
Texas Comptroller of Public Accounts
Lyndon B. Johnson State Office Building
111 East 17th Street
Austin, Texas 78774

Dear Mr. Wood:

As required by the Tax Code, §313.025 (b-1), the Texas Education Agency (TEA) has evaluated the impact of the proposed Salt Fork Wind LP project on the number and size of school facilities in Clarendon Independent School District (CISD). Based on the analysis prepared by Randy McDowell and Neal Brown for the school district and a conversation with the CISD superintendent, Monty Hysinger, the TEA has found that the Salt Fork Wind LP project would not have a significant impact on the number or size of school facilities in CISD.

Please feel free to contact me by phone at (512) 463-9186 or by email at al.mckenzie@tea.state.tx.us if you need further information about this issue.

Sincerely,



Al McKenzie, Manager
Foundation School Program Support

AM/rk



1701 North Congress Ave. • Austin, Texas 78701-1494 • 512 463-9734 • 512 463-9838 FAX • www.tea.state.tx.us

Michael Williams
Commissioner

March 18, 2014

Mr. Robert Wood
Director, Economic Development and Analysis
Texas Comptroller of Public Accounts
Lyndon B. Johnson State Office Building
111 East 17th Street
Austin, Texas 78774

Dear Mr. Wood:

The Texas Education Agency (TEA) has analyzed the revenue gains that would be realized by the proposed Salt Fork Wind LP project for the Clarendon Independent School District (CISD). Projections prepared by the TEA State Funding Division confirm the analysis that was prepared by Randy McDowell and Neal Brown and provided to us by your division. We believe their assumptions regarding the potential revenue gain are valid, and their estimates of the impact of the Salt Fork Wind LP project on CISD are correct.

Please feel free to contact me by phone at (512) 463-9186 or by email at al.mckenzie@tea.state.tx.us if you need further information about this issue.

Sincerely,

A handwritten signature in blue ink, appearing to read "Al McKenzie".

Al McKenzie, Manager
Foundation School Program Support

AM/rk

Attachment 3

Donley County

Population

- Total county population in 2010 for Donley County: 3,718 , up 0.4 percent from 2009. State population increased 1.8 percent in the same time period.
- Donley County was the state's 212rd largest county in population in 2010 and the 153rd fastest growing county from 2009 to 2010.
- Donley County's population in 2009 was 83.3 percent Anglo (above the state average of 46.7 percent), 5.9 percent African-American (below the state average of 11.3 percent) and 8.8 percent Hispanic (below the state average of 36.9 percent).
- 2009 population of the largest cities and places in Donley County:

Clarendon:	1,896	Howardwick:	423
Hedley:	354		

Economy and Income

Employment

- September 2011 total employment in Donley County: 1,845 , up 0.4 percent from September 2010. State total employment increased 0.9 percent during the same period.
(October 2011 employment data will be available November 18, 2011).
- September 2011 Donley County unemployment rate: 6.2 percent, up from 6.1 percent in September 2010. The statewide unemployment rate for September 2011 was 8.5 percent, up from 8.2 percent in September 2010.
- September 2011 unemployment rate in the city of:

(Note: County and state unemployment rates are adjusted for seasonal fluctuations, but the Texas Workforce Commission city unemployment rates are not. Seasonally-adjusted unemployment rates are not comparable with unadjusted rates).

Income

- Donley County's ranking in per capita personal income in 2009: 130th with an average per capita income of \$32,200, up 5.5 percent from 2008. Statewide average per capita personal income was \$38,609 in 2009, down 3.1 percent from 2008.

Industry

- Agricultural cash values in Donley County averaged \$42.33 million annually from 2007 to 2010. County total agricultural values in 2010 were down 2.6 percent from 2009. Major agriculture related commodities in Donley County during 2010 included:
 - Alfalfa
 - Peanuts
 - Cotton
 - Other Beef
 - Fed Beef
- 2011 oil and gas production in Donley County: barrels of oil and 9,729.0 Mcf of gas. In September 2011, there were 0 producing oil wells and 4 producing gas wells.

Taxes

Sales Tax - Taxable Sales

(County and city taxable sales data for 1st quarter 2011 is currently targeted for release in mid-September 2011).

Quarterly (September 2010 through December 2010)

- Taxable sales in Donley County during the fourth quarter 2010: \$3.43 million, up 14.0 percent from the same quarter in 2009.
- Taxable sales during the fourth quarter 2010 in the city of:

Clarendon:	\$3.06 million, up 15.7 percent from the same quarter in 2009.
Howardwick:	\$167,576.00, down 5.7 percent from the same quarter in 2009.
Hedley:	\$56,165.00, up 7.8 percent from the same quarter in 2009.

Taxable Sales through the end of 4th quarter 2010 (January 2010 through December 30, 2010)

- Taxable sales in Donley County through the fourth quarter of 2010: \$14.46 million, up 9.7 percent from the same period in 2009.
- Taxable sales through the fourth quarter of 2010 in the city of:

Clarendon:	\$11.57 million, up 5.8 percent from the same period in 2009.
Howardwick:	\$787,960.00, down 6.0 percent from the same period in 2009.
Hedley:	\$189,312.00, up 4.2 percent from the same period in 2009.

Annual (2010)

- Taxable sales in Donley County during 2010: \$14.46 million, up 9.7 percent from 2009.
- Donley County sent an estimated \$903,855.69 (or 0.01 percent of Texas' taxable sales) in state sales taxes to the state treasury in 2010.
- Taxable sales during 2010 in the city of:

Clarendon:	\$11.57 million, up 5.8 percent from 2009.
Howardwick:	\$787,960.00, down 6.0 percent from 2009.

Hedley: \$189,312.00, up 4.2 percent from 2009.

Sales Tax – Local Sales Tax Allocations

(The release date for sales tax allocations to cities for the sales activity month of November 2011 is currently scheduled for December 7, 2011.)

Monthly

- Statewide payments based on the sales activity month of September 2011: \$580.11 million, up 7.1 percent from September 2010.
- Payments to all cities in Donley County based on the sales activity month of September 2011: \$37,503.49, up 2.4 percent from September 2010.
- Payment based on the sales activity month of September 2011 to the city of:

Clarendon:	\$35,312.88, up 2.4 percent from September 2010.
Howardwick:	\$1,231.08, up 5.5 percent from September 2010.
Hedley:	\$959.53, up 1.7 percent from September 2010.

Fiscal Year

- Statewide payments based on sales activity months from September 2011 through September 2011: \$580.11 million, up 7.1 percent from the same period in 2011.
- Payments to all cities in Donley County based on sales activity months from September 2011 through September 2011: \$37,503.49, up 2.4 percent from fiscal 2011.
- Payments based on sales activity months from September 2011 through September 2011 to the city of:

Clarendon:	\$35,312.88, up 2.4 percent from fiscal 2011.
Howardwick:	\$1,231.08, up 5.5 percent from fiscal 2011.
Hedley:	\$959.53, up 1.7 percent from fiscal 2011.

January 2011 through September 2011 (Sales Activity Year-To-Date)

- Statewide payments based on sales activity months through September 2011: \$4.57 billion, up 8.1 percent from the same period in 2010.
- Payments to all cities in Donley County based on sales activity months through September 2011: \$258,547.53, up 2.4 percent from the same period in 2010.
- Payments based on sales activity months through September 2011 to the city of:

Clarendon:	\$242,580.45, up 2.9 percent from the same period in 2010.
Howardwick:	\$10,209.48, down 6.8 percent from the same period in 2010.
Hedley:	\$5,757.60, down 0.6 percent from the same period in 2010.

12 months ending in September 2011

- Statewide payments based on sales activity in the 12 months ending in September 2011: \$6.11 billion, up 7.9 percent from the previous 12-month period.
- Payments to all cities in Donley County based on sales activity in the 12 months ending in September 2011: \$350,487.01, up 5.7 percent from the previous 12-month period.
- Payments based on sales activity in the 12 months ending in September 2011 to the city of:

Clarendon:	\$330,076.10, up 6.3 percent from the previous 12-month period.
Howardwick:	\$13,170.10, down 2.9 percent from the previous 12-month period.
Hedley:	\$7,240.81, down 1.2 percent from the previous 12-month period.

City Calendar Year-To-Date (RJ 2011)

- Payment to the cities from January 2011 through November 2011:
- | | |
|-------------|--|
| Clarendon: | \$307,069.65, up 6.2 percent from the same period in 2010. |
| Howardwick: | \$12,518.05, up 0.5 percent from the same period in 2010. |
| Hedley: | \$6,978.17, down 0.9 percent from the same period in 2010. |

Annual (2010)

- Statewide payments based on sales activity months in 2010: \$5.77 billion, up 3.3 percent from 2009.
- Payments to all cities in Donley County based on sales activity months in 2010: \$344,489.34, up 5.4 percent from 2009.
- Payment based on sales activity months in 2010 to the city of:

Clarendon:	\$323,302.75, up 5.1 percent from 2009.
Howardwick:	\$13,910.83, up 10.1 percent from 2009.
Hedley:	\$7,275.76, up 10.0 percent from 2009.

Property Tax

- As of January 2009, property values in Donley County: \$495.20 million, up 6.2 percent from January 2008 values. The property tax base per person in Donley County is \$135,153, above the statewide average of \$85,809. About 0.2 percent of the property tax base is derived from oil, gas and minerals.

State Expenditures

- Donley County's ranking in state expenditures by county in fiscal year 2010: 201st. State expenditures in the county for FY2010: \$18.09 million, unchanged 0.0 percent from FY2009.
- In Donley County, 4 state agencies provide a total of 22 jobs and \$202,874.00 in annualized wages (as of 1st quarter 2011).
- Major state agencies in the county (as of first quarter 2011):
 - Department of Transportation
 - Department of Public Safety
 - AgriLife Extension Service
 - Animal Health Commission

Higher Education

- Community colleges in Donley County preliminary fall 2011 enrollment:
 - Clarendon College, a Public Community College, had 1,347 students.
- Donley County is in the service area of the following:
 - Clarendon College with a preliminary fall 2011 enrollment of 1,347. Counties in the service area include:
 - Armstrong County
 - Briscoe County
 - Childress County
 - Collingsworth County
 - Donley County
 - Gray County
 - Hall County
 - Wheeler County
- Institutions of higher education in Donley County preliminary fall 2011 enrollment:
 - None.

School Districts

- Donley County had 2 school districts with 4 schools and 669 students in the 2009-10 school year.
(Statewide, the average teacher salary in school year 2009-10 was \$48,263. The percentage of students, statewide, meeting the 2010 TAKS passing standard for all 2009-10 TAKS tests was 77 percent.)
 - Clarendon ISD had 532 students in the 2009-10 school year. The average teacher salary was \$40,024. The percentage of students meeting the 2010 TAKS passing standard for all tests was 77 percent.
 - Hedley ISD had 137 students in the 2009-10 school year. The average teacher salary was \$40,701. The percentage of students meeting the 2010 TAKS passing standard for all tests was 71 percent.