Biennial Progress Report for Texas Economic Development Act

Economic Development and Analysis
Form 50-773-A

INTRODUCTION

- You have been assigned an application number. Please verify this number on the website prior to completing the form. This form will indicate the sections you need to complete based on application number.
- This form must be filled out by each applicant that is party to a limitation agreement.
- If the original application was made by a group of two or more companies, each company must complete this form.
- If the original applicant split into two or more applicants after the original agreement, all current agreement holders must complete this form.
- Applicants should only complete the information for their years as an agreement holder, noting what year they were formed after the original agreement was approved.
- Each agreement holder should respond as a current agreement holder in Section 2.
- Applicants should report their proportionate share of required employment and investment information.
- In addition to the Biennial Progress Report required from each applicant that is a party to an agreement, a separate Biennial Progress Report summarizing the combined applicants' data for the entire agreement must be completed.
- If one of the applicants cannot provide this information, a summarization report must be completed by the school district.
- Projects spanning more than one school district must complete forms for each school district.
- Please return signed hard copy forms and electronic spreadsheets to the school district before May 15 of each even-numbered year.

Note:

- The school district that is a party to the Chapter 313 agreement is collecting the data required by Chapter 313.008 on this form for the Comptroller of Public Accounts (CPA).
- The CPA requests companies complete the electronic spreadsheet version of the form. Please submit both an *electronic version* **and** a *signed hard copy version* of the spreadsheet (with any attachments) to the district. Please contact CPA if you have questions about the form. The spreadsheet version of this form can be downloaded at: **www.texasahead.org/tax_programs/chapter313/forms.php**.
- After ensuring that all forms are complete, the school district will forward that data to the CPA for inclusion in a statutorily required report to the Texas Legislature.

SECTION 1: Applicant Information

1. Application number 92
2. Name of school district Muenster ISD
3. Name of central appraisal district (CAD) appraising the qualified property in this school district Cooke CAD
4. Name of project on original application *(or short description of facility)* Wolf Ridge Wind
5. Name of applicant on original application Wolf Ridge Wind, LLC
6. Name of company entering into original agreement with district Wolf Ridge Wind, 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) Wolf Ridge Wind, LLC
2. Complete mailing address of current agreement holder 700 Universe Blvd PSX/JB, Juno Beach, FL 33408
3. Company contact person for agreement holder:

Sumner Webster	Associate Property Tax Analyst
Name	Title
561-691-2943	Sumner.Webster@fpl.com
Phone	Email

4. Texas franchise tax ID number of current agreement holder: 17532449588
5. If the current agreement holder does not report under the franchise tax law, please include name and tax ID of reporting entity:

NextEra Energy Power Marketing, Inc.	32002608134
Name	Tax ID

6. NAICS Code of current agreement holder (6 Digit): 221119
7. If the authorized company representative is different from the contact person listed above:

Name	Title

Complete Mailing Address

Phone	Email

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.)*

SECTION 3: Project Timeline

1 Date original limitation agreement approved by school district 12/12/2007

2 First (complete) year of qualifying time period – after the date the application is approved. See Tax Code §313.021[4]... 2008

3 First year of property value limitation 2010

SECTION 4: Value Limitation Details

1 Original limitation amount *(for entire agreement)*: 10,000,000.00

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)*: 180,000,000.00

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. 166,322,452.00

4 Has the description of the qualified property changed from that in the application? ☐ Yes ☑ 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.

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 includes a definition of "new job" other than TAC §9.1051(14)(C), as the rule existed at the time of application? ☐ Yes ☑ No

1a. If yes, please provide the definition of "new job" as used in the agreement. *(Use attachments if needed.)*

CHART A1: Job Data for Applications 1 through 999

App Number: 17532449588

Project Name: Wolf Ridge Wind

District Name: Muenster ISD

1st Yr. of Qualifying Time Period: 2008

Company Name: Wolf Ridge Wind, LLC

CHART A1 – Only complete this for applications 1 through 999.		Qualifying Time Period		Limitation Period								Viable Presence Period		
		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)	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1	Number of qualifying jobs[1] applicant committed to create on application (cumulative)	0	0	0	0	0	0	0	0	0	0	0	0	0
2	Number of qualifying jobs[1] applicant actually created (cumulative)	9	9	9	8	8	8	8	8	8	8	8	8	8
3	Number of new jobs[2] created (cumulative)	9	9	9	8	8	8	8	8	8	8	8	8	8
4	Median annual wage of new jobs applicant created	41,000.00	41,000.00	51,000.00	53,000.00	46,000.00	48,000.00	50,000.00	52,000.00	54,000.00	56,000.00	58,000.00	60,000.00	62,000.00
5	Total wages for new jobs applicant created	369,000.00	369,000.00	459,000.00	424,000.00	368,000.00	384,000.00	400,000.00	416,000.00	432,000.00	448,000.00	464,000.00	480,000.00	496,000.00

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

Notes:

1. 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.
2. For new job definition see TAC §9.1051(14) as rules existed before Jan. 1, 2014.

By signing below, I, Sumner Webster, certify that I am the authorized representative of Wolf Ridge Wind, LLC, a current agreement holder of a limitation on appraised value, and the contents of this form and the attached documentation are true and correct to the best of my knowledge and belief.

print here Sumner Webster
Print Name/Title

561-691-2943
Phone

sign here
Authorized Official Signature

5/13/2014
Date

The CPA requests companies complete the electronic spreadsheet version of the form. Please submit both an electronic version and a signed hard copy version of the spreadsheet (with any attachments) to the district.

CHART A2: Investment and Market Values for Applications 1 through 999

Applicant Number: 17532449588

Current Agreement Holder Name: Wolf Ridge Wind, LLC

ISD Name: Muenster ISD

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	1-2	2008-10	2,008	166,322,452.00	164,683,878.00	164,683,878.00	164,683,878.00
Value limitation period	3	2010-11	2,010	166,348,402.00	143,946,028.00	143,946,028.00	10,000,000.00
	4	2011-12	2,011	166,373,402.00	109,488,298.00	109,488,298.00	10,000,000.00
	5	2012-13	2,012	166,398,402.00	102,919,000.00	102,919,000.00	10,000,000.00
	6	2013-14	2,013	166,423,402.00	93,609,067.00	93,609,067.00	10,000,000.00
	7	2014-15	2,014	166,448,402.00	92,928,727.00	92,928,727.00	10,000,000.00
	8	2015-16	2,015	166,473,402.00	88,282,291.00	88,282,290.65	10,000,000.00
	9	2016-17	2,016	166,498,402.00	83,868,176.12	83,868,176.12	10,000,000.00
	10	2017-18	2,017	166,523,402.00	79,674,767.31	79,674,767.31	10,000,000.00
Viable presence period	11	2018-19	2,018	166,548,402.00	75,691,028.95	75,691,028.95	75,691,028.95
	12	2019-20	2,019	166,573,402.00	71,906,477.50	71,906,477.50	71,906,477.50
	13	2020-21	2,020	166,598,402.00	68,311,153.62	68,311,153.62	68,311,153.62

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 volorem 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.

By signing below, I, Sumner Webster, certify that I am the authorized representative of Wolf Ridge Wind, LLC, a current agreement holder of a limitation on appraised value, and the contents of this form and the attached documentation are true and correct to the best of my knowledge and belief.

print here Sumner Webster
Print Name/Title

561-691-2943
Phone

sign here
Authorized Official Signature

5/13/2014
Date

The CPA requests companies complete the electronic spreadsheet version of the form. Please submit both an electronic version and a signed hard copy version 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

Application Number 92

Current Agreement Holder Name **Wolf Ridge Wind, LLC**

ISD Name Muenster ISD

Form 50-773A
Revised Jan 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	2008-09	2008	166,322,452	0	0	0
	2	2009-10	2009	166,322,452	164,683,878	164,683,878	164,683,878
Value limitation period	3	2010-11	2010	166,348,402	143,946,028	143,946,028	10,000,000
	4	2011-12	2011	166,373,402	109,488,298	109,488,298	10,000,000
	5	2012-13	2012	166,398,402	102,919,000	102,919,000	10,000,000
	6	2013-14	2013	166,423,402	93,609,067	93,609,067	10,000,000
	7	2014-15	2014	166,448,402	92,928,727	92,928,727	10,000,000
	8	2015-16	2015	166,473,402	88,282,291	88,282,291	10,000,000
	9	2016-17	2016	166,498,402	83,868,176	83,868,176	10,000,000
	10	2017-18	2017	166,523,402	79,674,767	79,674,767	10,000,000
Viable presence period	11	2018-19	2018	166,548,402	75,691,029	75,691,029	10,000,000
	12	2019-20	2019	166,573,402	71,906,477	71,906,477	71,906,477
	13	2020-21	2020	166,598,402	68,311,154	68,311,154	68,311,154

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 volorem 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.

By signing below, I, Sumner Webster, certify that I am the authorized representative of Wolf Ridge Wind, LLC, a current agreement holder of a limitation on appraised value, and the contents of this form and the attached documentation are true and correct to the best of my knowledge and belief.

Authorized Official Signature_____ Date 5/13/2014

Print Name/Title: Sumner Webster/Associate Property Tax Analyst Phone 561-691-2943

The CPA requests companies complete the electronic spreadsheet version of the form.
Please submit both an electronic version and a signed hard copy version of the spreadsheet (with any attachments) to the district.

Biennial Progress Report for Texas Economic Development Act

CHART A1: Job Data for Applications 1 through 999

App Number 92

District Name Muenster ISD

Company Name Wolf Ridge Wind, LLC

Project Name Wolf Ridge Wind

1st Yr. of Qualifying Time Period 2008

Form 50-773A
Revised Jan 2014

	CHART A1 - Only complete this for applications 1 through 999.	Qualifying Time Period		Limitation Period								Viable Presence Period		
		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)	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1	Number of qualifying jobs[1] applicant committed to create on application (cumulative)	0	0	0	0	0	0	0	0	0	0	0	0	0
2	Number of qualifying jobs[1] applicant actually created (cumulative)	9	9	9	8	8	8	8	8	8	8	8	8	8
3	Number of new jobs[2] created (cumulative)	9	9	9	8	8	8	8	8	8	8	8	8	8
4	Median annual wage of new jobs applicant created	41,000	41,000	51,000	53,000	46,000	48,000	50,000	52,000	54,000	56,000	58,000	60,000	62,000
5	Total wages for new jobs applicant created	369,000	369,000	459,000	424,000	368,000	384,000	400,000	416,000	432,000	448,000	464,000	480,000	496,000

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

Notes:

1. 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.
2. For new job definition see TAC §9.1051(14) as rules existed before Jan. 1, 2014.

By signing below, I, Sumner Webster certify that I am the authorized representative of Wolf Ridge Wind, LLC, a current agreement holder of a limitation on appraised value, and the contents of this form and the attached documentation are true and correct to the best of my knowledge and belief.

Authorized Official Signature _____ Date 5/13/2014

Print Name/Title: Sumner Webster/Associate Property Tax Analyst Phone 561-691-2943

The CPA requests companies complete the electronic spreadsheet version of the form.
Please submit both an electronic version and a signed hard copy version of the spreadsheet (with any attachments) to the district.