



GLENN HEGAR TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

P.O.Box 13528 • Austin, TX 78711-3528

April 12, 2016

Bob Rauch
Superintendent
Sterling City Independent School District
P.O. Box 786
Sterling City, Texas 76951-0786

Dear Superintendent Rauch:

On March 3, 2016, the Comptroller issued written notice that Bluebell Solar, LLC (the applicant) submitted a completed application (Application #1115) for a limitation on appraised value under the provisions of Tax Code Chapter 313.¹ This application was originally submitted on December 10, 2015, to the Sterling City Independent School District (the school district) by the applicant.

This presents the results of the Comptroller's review of the application and determinations required:

- 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 issue a certificate for a limitation on appraised value of the property and provide the certificate to the governing body of the school district or provide the governing body a written explanation of the comptroller's decision not to issue a certificate, using the criteria set out in Section 313.026.

Determination required by 313.025(h)

Sec. 313.024(a)	Applicant is subject to tax imposed by Chapter 171.
Sec. 313.024(b)	Applicant is proposing to use the property for an eligible project.
Sec. 313.024(d)	Applicant has requested a waiver for the required number of new qualifying jobs and pay all jobs created that are not qualifying jobs a wage that exceeds the county average weekly wage for all jobs in the county where the jobs are located.
Sec. 313.024(d-2)	Not applicable to Application #1115.

Based on the information provided by the applicant, the Comptroller has determined that the property meets the requirements of Section 313.024 for eligibility for a limitation on appraised value under Chapter 313, Subchapter C.

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

Certificate decision required by 313.025(d)

Determination required by 313.026(c)(1)

The Comptroller has determined that the project proposed by the applicant is reasonably likely to generate tax revenue in an amount sufficient to offset the school district maintenance and operations ad valorem tax revenue lost as a result of the agreement before the 25th anniversary of the beginning of the limitation period. See Attachment B.

Determination required by 313.026(c)(2)

The Comptroller has determined that the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in this state. See Attachment C.

Based on these determinations, the Comptroller issues a certificate for a limitation on appraised value. This certificate is contingent on the school district's receipt and acceptance of the Texas Education Agency's determination per 313.025(b-1).

The Comptroller's review of the application assumes the accuracy and completeness of the statements in the application. If the application is approved by the school district, the applicant shall perform according to the provisions of the Texas Economic Development Act Agreement (Form 50-286) executed with the school district. The school district shall comply with and enforce the stipulations, provisions, terms, and conditions of the agreement, applicable Texas Administrative Code and Chapter 313, per TAC 9.1054(i)(3).

This certificate is no longer valid if the application is modified, the information presented in the application changes, or the limitation agreement does not conform to the application. Additionally, this certificate is contingent on the school district approving and executing the agreement by December 31, 2016.

Note that any building or improvement existing as of the application review start date of March 3, 2016, or any tangible personal property placed in service prior to that date may not become "Qualified Property" as defined by 313.021(2) and the Texas Administrative Code.

Should you have any questions, please contact Korry Castillo, Director, Data Analysis & Transparency, by email at korry.castillo@cpa.texas.gov or by phone at 800-531-5441, ext. 3-3806, or direct in Austin at 512-463-3806.

Sincerely,



Mike Reissig
Deputy Comptroller

Enclosure

cc: Korry Castillo

Attachment A – Economic Impact Analysis

The following tables summarize the Comptroller's economic impact analysis of Bluebell Solar, LLC (the project) applying to Sterling City Independent School District (the district), as required by Tax Code, 313.026 and Texas Administrative Code 9.1055(d)(2).

Table 1 is a summary of investment, employment and tax impact of Bluebell Solar, LLC.

Applicant	Bluebell Solar, LLC
Tax Code, 313.024 Eligibility Category	Renewable Energy – Solar
School District	Sterling City
Estimated 2014-2015 Average Daily Attendance	313
County	Sterling
Qualifying Time Period	2017-2018
Proposed Total Investment in District	\$175,000,000
Proposed Qualified Investment	\$175,000,000
Limitation Amount	\$30,000,000
Number of new qualifying jobs committed to by applicant*	1
Number of new non-qualifying jobs estimated by applicant	1
Average weekly wage of qualifying jobs committed to by applicant	\$827
Minimum weekly wage required for each qualifying job by Tax Code, 313.021(5)	\$823
Minimum annual wage committed to by applicant for qualified jobs	\$43,000
Minimum weekly wage required for non-qualifying jobs	\$907
Minimum annual wage required for non-qualifying jobs	\$47,151
Investment per Qualifying Job	\$175,000,000
Estimated M&O levy without any limit (15 years)	\$11,739,000
Estimated M&O levy with Limitation (15 years)	\$5,031,000
Estimated gross M&O tax benefit (15 years)	\$6,708,000
* Applicant is requesting district to waive requirement to create minimum number of qualifying jobs pursuant to Tax Code, 313.025 (f-1).	

Table 2 is the estimated statewide economic impact of Bluebell Solar, LLC (modeled).

Year	Employment			Personal Income			Revenue & Expenditure		
	Direct	Indirect + Induced	Total	Direct	Indirect + Induced	Total	Revenue	Expenditure	Net Tax Effect
2017	110	114	224	\$5,500,000	\$10,060,624	\$15,560,624	0	0	\$0
2018	167	178	345	\$8,340,151	\$17,205,153	\$25,545,304	0	0	\$0
2019	2	29	31	\$90,151	\$4,349,333	\$4,439,484	0	0	\$0
2020	2	15	17	\$90,151	\$3,048,465	\$3,138,616	0	0	\$0
2021	2	5	7	\$90,151	\$2,002,924	\$2,093,075	0	0	\$0
2022	2	(1)	1	\$90,151	\$1,285,709	\$1,375,860	0	0	\$0
2023	2	(3)	-1	\$90,151	\$787,933	\$878,084	0	0	\$0
2024	2	(4)	-2	\$90,151	\$448,203	\$538,354	0	0	\$0
2025	2	(5)	-3	\$90,151	\$250,899	\$341,050	0	0	\$0
2026	2	(4)	-2	\$90,151	\$131,941	\$222,092	0	0	\$0
2027	2	(4)	-2	\$90,151	\$74,649	\$164,800	0	0	\$0
2028	2	(3)	-1	\$90,151	\$70,624	\$160,775	0	0	\$0
2029	2	(2)	0	\$90,151	\$86,333	\$176,484	0	0	\$0
2030	2	(1)	1	\$90,151	\$131,888	\$222,039	0	0	\$0
2031	2	0	2	\$90,151	\$193,917	\$284,068	0	0	\$0
2032	2	1	3	\$90,151	\$253,187	\$343,338	0	0	\$0
2033	2	1	3	\$90,151	\$299,584	\$389,735	0	0	\$0

Source: CPA, REMI, Bluebell Solar, LLC

Table 3 examines the estimated direct impact on ad valorem taxes to the region if all taxes are assessed.

Year	Estimated Taxable Value for I&S	Estimated Taxable Value for M&O		Sterling City ISD I&S Tax Levy	Sterling City ISD M&O Tax Levy	Sterling city ISD M&O and I&S Tax Levies	Sterling County Tax Levy	Sterling County UCWD	Estimated Total Property Taxes
			Tax Rate ¹	0.1998	1.0400		0.3676	0.0125	
2019	\$161,000,000	\$161,000,000		\$321,678	\$1,674,400	\$1,996,078	\$591,788	\$20,157	\$2,608,023
2020	\$147,000,000	\$147,000,000		\$293,706	\$1,528,800	\$1,822,506	\$540,328	\$18,404	\$2,381,238
2021	\$133,000,000	\$133,000,000		\$265,734	\$1,383,200	\$1,648,934	\$488,868	\$16,652	\$2,154,454
2022	\$117,250,000	\$117,250,000		\$234,266	\$1,219,400	\$1,453,666	\$430,976	\$14,680	\$1,899,321
2023	\$101,500,000	\$101,500,000		\$202,797	\$1,055,600	\$1,258,397	\$373,084	\$12,708	\$1,644,188
2024	\$85,750,000	\$85,750,000		\$171,329	\$891,800	\$1,063,129	\$315,191	\$10,736	\$1,389,056
2025	\$68,250,000	\$68,250,000		\$136,364	\$709,800	\$846,164	\$250,867	\$8,545	\$1,105,575
2026	\$52,500,000	\$52,500,000		\$104,895	\$546,000	\$650,895	\$192,974	\$6,573	\$850,442
2027	\$42,000,000	\$42,000,000		\$83,916	\$436,800	\$520,716	\$154,379	\$5,258	\$680,354
2028	\$36,750,000	\$36,750,000		\$73,427	\$382,200	\$455,627	\$135,082	\$4,601	\$595,310
2029	\$36,750,000	\$36,750,000		\$73,427	\$382,200	\$455,627	\$135,082	\$4,601	\$595,310
2030	\$36,750,000	\$36,750,000		\$73,427	\$382,200	\$455,627	\$135,082	\$4,601	\$595,310
2031	\$36,750,000	\$36,750,000		\$73,427	\$382,200	\$455,627	\$135,082	\$4,601	\$595,310
2032	\$36,750,000	\$36,750,000		\$73,427	\$382,200	\$455,627	\$135,082	\$4,601	\$595,310
2033	\$36,750,000	\$36,750,000		\$73,427	\$382,200	\$455,627	\$135,082	\$4,601	\$595,310
			Total	\$2,255,243	\$11,739,000	\$13,994,243	\$4,148,946	\$141,320	\$18,284,508
Total M&O Tax Levy w/o limitation for 15 yrs					\$11,739,000				
Total M&O Tax Levy with limitation for 15 yrs					\$5,031,000				
Net M&O Tax Benefit					\$6,708,000				

Source: CPA, Bluebell Solar, LLC

¹Tax Rate per \$100 Valuation

Table 4 examines the estimated direct impact on ad valorem taxes to the school district and Sterling County, with all property tax incentives sought being granted using estimated market value from the application. The project has applied for a value limitation under Chapter 313, Tax Code and tax abatement with the county.

Year	Estimated Taxable Value for I&S	Estimated Taxable Value for M&O		Sterling City ISD I&S Tax Levy	Sterling City ISD M&O Tax Levy	Sterling city ISD M&O and I&S Tax Levies	Sterling County Tax Levy	Sterling County UCWD	Estimated Total Property Taxes
			Tax Rate ¹	0.1998	1.0400		0.3676	0.0125	
2019	\$161,000,000	\$30,000,000		\$321,678	\$312,000	\$633,678	\$177,536	\$20,157	\$831,372
2020	\$147,000,000	\$30,000,000		\$293,706	\$312,000	\$605,706	\$162,098	\$18,404	\$786,209
2021	\$133,000,000	\$30,000,000		\$265,734	\$312,000	\$577,734	\$146,660	\$16,652	\$741,046
2022	\$117,250,000	\$30,000,000		\$234,266	\$312,000	\$546,266	\$129,293	\$14,680	\$690,238
2023	\$101,500,000	\$30,000,000		\$202,797	\$312,000	\$514,797	\$111,925	\$12,708	\$639,430
2024	\$85,750,000	\$30,000,000		\$171,329	\$312,000	\$483,329	\$220,634	\$10,736	\$714,698
2025	\$68,250,000	\$30,000,000		\$136,364	\$312,000	\$448,364	\$175,607	\$8,545	\$632,515
2026	\$52,500,000	\$30,000,000		\$104,895	\$312,000	\$416,895	\$135,082	\$6,573	\$558,550
2027	\$42,000,000	\$30,000,000		\$83,916	\$312,000	\$395,916	\$108,066	\$5,258	\$509,240
2028	\$36,750,000	\$30,000,000		\$73,427	\$312,000	\$385,427	\$94,557	\$4,601	\$484,585
2029	\$36,750,000	\$36,750,000		\$73,427	\$382,200	\$455,627	\$135,082	\$4,601	\$595,310
2030	\$36,750,000	\$36,750,000		\$73,427	\$382,200	\$455,627	\$135,082	\$4,601	\$595,310
2031	\$36,750,000	\$36,750,000		\$73,427	\$382,200	\$455,627	\$135,082	\$4,601	\$595,310
2032	\$36,750,000	\$36,750,000		\$73,427	\$382,200	\$455,627	\$135,082	\$4,601	\$595,310
2033	\$36,750,000	\$36,750,000		\$73,427	\$382,200	\$455,627	\$135,082	\$4,601	\$595,310
			Total	\$2,255,243	\$5,031,000	\$7,286,243	\$2,136,868	\$141,320	\$9,564,430
			Diff	\$0	\$6,708,000	\$6,708,000	\$2,012,078	\$0	\$8,720,078

Source: CPA, Bluebell Solar, LLC.

¹Tax Rate per \$100 Valuation

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.

Attachment B – Tax Revenue over 25 Years

This represents the Comptroller's determination that Bluebell Solar, LLC (project) is reasonably likely to generate, before the 25th anniversary of the beginning of the limitation period, tax revenue in an amount sufficient to offset the school district maintenance and operations ad valorem tax revenue lost as a result of the agreement. This evaluation is based on an analysis of the estimated M&O portion of the school district property tax levy directly related to this project, using estimated taxable values provided in the application.

	Tax Year	Estimated ISD M&O Tax Levy Generated (Annual)	Estimated ISD M&O Tax Levy Generated (Cumulative)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Annual)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Cumulative)
Limitation Pre-Years	2016	\$0	\$0	\$0	\$0
	2017	\$0	\$0	\$0	\$0
	2018	\$182,000	\$182,000	\$0	\$0
Limitation Period (10 Years)	2019	\$312,000	\$494,000	\$1,362,400	\$1,362,400
	2020	\$312,000	\$806,000	\$1,216,800	\$2,579,200
	2021	\$312,000	\$1,118,000	\$1,071,200	\$3,650,400
	2022	\$312,000	\$1,430,000	\$907,400	\$4,557,800
	2023	\$312,000	\$1,742,000	\$743,600	\$5,301,400
	2024	\$312,000	\$2,054,000	\$579,800	\$5,881,200
	2025	\$312,000	\$2,366,000	\$397,800	\$6,279,000
	2026	\$312,000	\$2,678,000	\$234,000	\$6,513,000
	2027	\$312,000	\$2,990,000	\$124,800	\$6,637,800
	2028	\$312,000	\$3,302,000	\$70,200	\$6,708,000
Maintain Viable Presence (5 Years)	2029	\$382,200	\$3,684,200	\$0	\$6,708,000
	2030	\$382,200	\$4,066,400	\$0	\$6,708,000
	2031	\$382,200	\$4,448,600	\$0	\$6,708,000
	2032	\$382,200	\$4,830,800	\$0	\$6,708,000
	2033	\$382,200	\$5,213,000	\$0	\$6,708,000
Additional Years as Required by 313.026(c)(1) (10 Years)	2034	\$382,200	\$5,595,200	\$0	\$6,708,000
	2035	\$382,200	\$5,977,400	\$0	\$6,708,000
	2036	\$382,200	\$6,359,600	\$0	\$6,708,000
	2037	\$382,200	\$6,741,800	\$0	\$6,708,000
	2038	\$382,200	\$7,124,000	\$0	\$6,708,000
	2039	\$382,200	\$7,506,200	\$0	\$6,708,000
	2040	\$382,200	\$7,888,400	\$0	\$6,708,000
	2041	\$382,200	\$8,270,600	\$0	\$6,708,000
	2042	\$382,200	\$8,652,800	\$0	\$6,708,000
	2043	\$382,200	\$9,035,000	\$0	\$6,708,000
		\$9,035,000	is greater than	\$6,708,000	
Analysis Summary					
Is the project reasonably likely to generate tax revenue in an amount sufficient to offset the M&O levy loss as a result of the limitation agreement?					Yes

Source: CPA, Bluebell Solar, LLC

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.

Attachment C – Limitation as a Determining Factor

Tax Code 313.026 states that the Comptroller may not issue a certificate for a limitation on appraised value under this chapter for property described in an application unless the comptroller determines that “the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in this state.” This represents the basis for the Comptroller’s determination.

Methodology

Texas Administrative Code 9.1055(d) states the Comptroller shall review any information available to the Comptroller including:

- the application, including the responses to the questions in Section 8 (Limitation as a Determining Factor);
- public documents or statements by the applicant concerning business operations or site location issues or in which the applicant is a subject;
- statements by officials of the applicant, public documents or statements by governmental or industry officials concerning business operations or site location issues;
- existing investment and operations at or near the site or in the state that may impact the proposed project;
- announced real estate transactions, utility records, permit requests, industry publications or other sources that may provide information helpful in making the determination; and
- market information, raw materials or other production inputs, availability, existing facility locations, committed incentives, infrastructure issues, utility issues, location of buyers, nature of market, supply chains, other known sites under consideration.

Determination

The Comptroller has determined that the limitation on appraised value is a determining factor in the Bluebell Solar, LLC’s decision to invest capital and construct the project in this state. This is based on information available, including information provided by the applicant. Specifically, the comptroller notes the following:

- Per the applicant, the proposed project area has no existing improvements.
- Per the applicant, NextEra Energy Resources (NEER), the parent company, is one of the largest wholesale generators of electric power in the U.S., with nearly 17,800 MW of generating capacity across 24 states, and with approximately 400 MW in 4 Canadian provinces. NEER produces the majority of its electricity from clean and renewable sources, including wind and solar.
- Per the applicant, “NEER is poised to install and operate more MWs of solar than any other competitor in North America. As of February 19, 2015, NEER has 730 MW of solar PV and solar thermal projects in operation. In addition, NEER has approximately 1,040 MW of solar PV projects in construction or late stage development.”
- Per the applicant, “NEER is also evaluating their existing operations for the expenditure of this investment.”
- Per the applicant, “without the 313 Value Limitation, the applicant would be forced to walk away from this project and spend the potential investment in other states where the rate of return is higher.”

Supporting Information

- a) Section 8 of the Application for a Limitation on Appraised Value
- b) Attachments provided in Tab 5 of the Application for a Limitation on Appraised Value
- c) Additional information provided by the Applicant or located by the Comptroller

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.

Supporting Information

**Section 8 of the Application for
a Limitation on Appraised Value**

Application for Appraised Value Limitation on Qualified Property

SECTION 6: Eligibility Under Tax Code Chapter 313.024

1. Are you an entity subject to the tax under Tax Code, Chapter 171? ☒ Yes ☐ No
2. The property will be used for one of the following activities:
 - (1) manufacturing ☐ Yes ☒ No
 - (2) research and development ☐ Yes ☒ No
 - (3) a clean coal project, as defined by Section 5.001, Water Code ☐ Yes ☒ No
 - (4) an advanced clean energy project, as defined by Section 382.003, Health and Safety Code ☐ Yes ☐ No
 - (5) renewable energy electric generation ☒ Yes ☐ No
 - (6) electric power generation using integrated gasification combined cycle technology ☐ Yes ☒ No
 - (7) nuclear electric power generation ☐ Yes ☒ No
 - (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) ☐ Yes ☒ No
 - (9) a Texas Priority Project, as defined by 313.024(e)(7) and TAC 9.1051 ☐ Yes ☒ No
3. Are you requesting that any of the land be classified as qualified investment? ☐ Yes ☒ No
4. Will any of the proposed qualified investment be leased under a capitalized lease? ☐ Yes ☒ No
5. Will any of the proposed qualified investment be leased under an operating lease? ☐ Yes ☒ No
6. Are you including property that is owned by a person other than the applicant? ☐ Yes ☒ No
7. Will any property be pooled or proposed to be pooled with property owned by the applicant in determining the amount of your qualified investment? ☐ Yes ☒ No

SECTION 7: Project Description

1. In **Tab 4**, attach a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information.
2. Check the project characteristics that apply to the proposed project:

☒ Land has no existing improvements
☐ Expansion of existing operation on the land (*complete Section 13*)

☐ Land has existing improvements (*complete Section 13*)
☐ Relocation within Texas

SECTION 8: Limitation as Determining Factor

1. Does the applicant currently own the land on which the proposed project will occur? ☐ Yes ☒ No
2. Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project? ☐ Yes ☒ No
3. Does the applicant have current business activities at the location where the proposed project will occur? ☐ Yes ☒ No
4. Has the applicant made public statements in SEC filings or other documents regarding its intentions regarding the proposed project location? ☐ Yes ☒ No
5. Has the applicant received any local or state permits for activities on the proposed project site? ☐ Yes ☒ No
6. Has the applicant received commitments for state or local incentives for activities at the proposed project site? ☐ Yes ☒ No
7. Is the applicant evaluating other locations not in Texas for the proposed project? ☒ Yes ☐ No
8. Has the applicant provided capital investment or return on investment information for the proposed project in comparison with other alternative investment opportunities? ☐ Yes ☒ No
9. Has the applicant provided information related to the applicant's inputs, transportation and markets for the proposed project? ☐ Yes ☒ No
10. Are you submitting information to assist in the determination as to whether the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in Texas? ☐ Yes ☒ No

Chapter 313.026(e) states "the applicant may submit information to the Comptroller that would provide a basis for an affirmative determination under Subsection (c)(2)." If you answered "yes" to any of the questions in Section 8, attach supporting information in Tab 5.

Supporting Information

**Attachments provided in Tab 5
of the Application for a
Limitation on Appraised Value**

TAB 5

Documentation to assist in determining if limitation is a determining factor.

NextEra Energy Resources (NEER), with approximately 18,300 MW of generating capacity at December 31, 2013, is one of the largest wholesale generators of electric power in the U.S., with nearly 17,800 MW of generating capacity across 24 states, and with approximately 400 MW in 4 Canadian provinces. NEER produces the majority of its electricity from clean and renewable sources, including wind and solar. NEER also provides full energy and capacity requirements services, engages in power and gas marketing and trading activities, participates in natural gas, natural gas liquids and oil production and pipeline infrastructure development and owns a retail electricity provider. NEER has a long term commitment to both wind and solar with an outlook to significantly expand our fleet of clean energy generating capacity.

NEER is poised to install and operate more MWs of solar than any other competitor in North America. As of February 19, 2015, NEER has 730 MW of solar PV and solar thermal projects in operation. In addition, NEER has approximately 1,040 MW of solar PV projects in construction or late stage development.

The Applicant is a national wind and solar developer with the ability to locate projects of this type in other states within the United States and other regions within Texas with favorable solar characteristics. The Applicant is actively assessing and developing other projects that are competing for limited investment funds. With Texas wholesale electricity prices already below the international average, it is necessary to limit the property tax liabilities for a solar project in order to be able to offer electricity at prices that are marketable to Texas customers at competitive rates. Markets such as California that have state wide available subsidies for renewable energy projects, and which have higher average contracted power rates, offer an attractive incentive for developers to build projects in those markets over Texas.

The property tax liability of a project without tax incentives in Texas would reduce the return to investors and financiers to an unacceptable level at today's contracted power rates under a power purchase agreement (PPA). Therefore, the applicant would not be able to finance and build the project in Texas even with a signed PPA because of the low price in the PPA. Without the 313 Value Limitation, the applicant would be forced to walk away from this project and spend the potential investment in other states where the rate of return is higher.

Supporting Information

Additional information
provided by the Applicant or
located by the Comptroller



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NextEra to add 100 MW of solar to wind farm site in Texas

Solar project will have the same interconnection point as wind farm

08/21/2015

By **BARRY CASSELL**

Filed on Aug. 21 at the Public Utility Commission of Texas was a First Amendment of a 2008 interconnection agreement between **LCRA Transmission Services Corp.** and **Capricorn Ridge Wind II LLC** that adds **Bluebell Solar LLC** and its 100-MW solar project to the agreement.

The Capricorn Ridge Wind IV wind farm was built at a capacity of 112.5 MW under this agreement. Now, Bluebell Solar will add a facility rated at 100 MW and both facilities will utilize the same existing Point of Interconnection at the 345-kV Divide

Switchyard in Coke County. LCRA's 345-kV Switchyard is located approximately four miles southeast of State Highway 158 on the existing Gasconades Creek-to-Twin Buttes 345-kV transmission line.

The 100 MW solar plant known as Bluebell Solar will consist of 200 SMA solar inverters rated at 0.5 MW each.

Wind farm contact information is: Capricorn Ridge Wind II LLC, Attn: Director, Business Management, 700 Universe Blvd., Juno Beach, FL 33408, Fax: (561) 304-5161, Phone: (561) 304-5833.

A solar project contact is: Bluebell Solar LLC, Attn: Director, Business Management, 700 Universe Blvd., Juno Beach, FL 33408, Phone: (561) 304-5986, daniel.gerard@nexteraenergy.com.

A fact sheet on the **NextEra Energy Resources** website said that the overall Capricorn Ridge Wind Energy Center site is located in Sterling and Coke counties, Texas. The overall project is a 662.5-MW wind plant consisting of 342 **General Electric** 1.5-MW turbines and 65 **Siemens** 2.3-MW turbines. The first phase began commercial operation began in 2007, with the second phase in 2008.



ABOUT THE AUTHOR

Barry Cassell

Barry Cassell is Chief Analyst for *GenerationHub* covering coal and emission controls issues, projects and policy. He has covered the coal and power generation industry for more than 26 years, beginning in November 2011 at *GenerationHub* and prior to that as editor of SNL Energy's *Coal Report*. He was formerly with *Coal*

Outlook for 15 years as the publication's editor and contributing writer, and prior to that he was editor of *Coal & Synfuels Technology* and associate editor of *The Energy Report*. He has a bachelor's degree from Central Michigan University.

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The Denton City Council voted Tuesday evening to increase the city's supply of renewable energy to 46 percent.

The Council was unanimous in approving a contract with **Bluebell Solar** LLC (an affiliate of NextEra Energy Resources, LLC) to add an additional 5 percent of renewable energy to Denton's renewable energy portfolio.

This long-term contract is a perfect opportunity for Denton to remain a leader in renewable energy while maintaining competitive rates, said Mayor Chris Watts.

The power will be generated at a solar farm to be built west of San Angelo in Sterling County which has a more favorable climate for solar generation than Denton. The solar farm is expected to begin delivering power by January 1, 2019, at which time Denton Municipal Electric will begin receiving power from the facility.

Over the past 3 to 4 years we have seen solar technology become more efficient. That dynamic is allowing us to add solar power to our portfolio at a price that will have no negative effect on rates, says Phil Williams, General Manager of Denton Municipal Electric.

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