

TAB 1

Pages 1 through 9 of application.

O'HANLON, MCCOLLOM & DEMERATH

ATTORNEYS AND COUNSELORS AT LAW

808 WEST AVENUE

AUSTIN, TEXAS 78701

TELEPHONE: (512) 494-9949

FACSIMILE: (512) 494-9919

KEVIN O'HANLON

CERTIFIED, CIVIL APPELLATE

CERTIFIED, CIVIL TRIAL

LESLIE MCCOLLOM

CERTIFIED, CIVIL APPELLATE

CERTIFIED, LABOR AND EMPLOYMENT

TEXAS BOARD OF LEGAL SPECIALIZATION

JUSTIN DEMERATH

December 17, 2015

Local Government Assistance & Economic Analysis
Texas Comptroller of Public Accounts
P.O. Box 13528
Austin, Texas 78711-3528

RE: Application to the Sterling City Independent School District from Bluebell Solar LLC

(First Qualifying Year 2017; First Year of Value Limitation 2019)

To the Local Government Assistance & Economic Analysis Division:

By copy of this letter transmitting the application for review to the Comptroller's Office, the Sterling City Independent School District is notifying Bluebell Solar LLC of its intent to consider the application for appraised value limitation on qualified property should a positive certificate be issued by the Comptroller. The company has provided the schedules in both electronic format and paper copies. The electronic copy is identical to the hard copy that will be hand delivered. The Applicant has requested that the value limitation begin in 2019.

The Applicant submitted the Application to the school district on December 10, 2015. The Board voted to accept the application on December 10, 2015. The application has been determined complete as of December 17, 2015. Please prepare the economic impact report.

Letter to Local Government Assistance & Economic Analysis Division

December 17, 2015

Page 2 of 2

A copy of the application will be submitted to the Sterling County Appraisal District.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. O'Hanlon', with a stylized flourish at the end.

Kevin O'Hanlon
School District Consultant

Cc: Sterling County Appraisal District

Bluebell Solar LLC

Sterling City Independent School District



Application for Appraised Value Limitation on Qualified Property

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

Economic Development
and Analysis
Form 50-296-A

INSTRUCTIONS: This application must be completed and filed with the school district. In order for an application to be processed, the governing body (school board) must elect to consider an application, but — by Comptroller rule — the school board may elect to consider the application only after the school district has received a completed application. Texas Tax Code, Section 313.025 requires that any completed application and any supplemental materials received by the school district must be forwarded within seven days to the Comptroller of Public Accounts.

If the school board elects to consider the application, the school district must:

- notify the Comptroller that the school board has elected to consider the application. This notice must include:
 - the date on which the school district received the application;
 - the date the school district determined that the application was complete;
 - the date the school board decided to consider the application; and
 - a request that the Comptroller prepare an economic impact analysis of the application;
- provide a copy of the notice to the appraisal district;
- must complete the sections of the application reserved for the school district and provide information required in the Comptroller rules located at 34 Texas Administrative Code (TAC) Section 9.1054; and
- forward the original hard copy of the completed application to the Comptroller in a three-ring binder with tabs, as indicated on page 9 of this application, separating each section of the documents, in addition to an electronic copy on CD. See 34 TAC Chapter 9, Subchapter F.

The governing body may, at its discretion, allow the applicant to supplement or amend the application after the filing date, subject to the restrictions in 34 TAC Chapter 9, Subchapter F.

When the Comptroller receives the notice and required information from the school district, the Comptroller will publish all submitted application materials on its website. The Comptroller is authorized to treat some application information as confidential and withhold it from publication on the Internet. To do so, however, the information must be segregated and comply with the other requirements set out in the Comptroller rules. For more information, see guidelines on Comptroller's website.

The Comptroller will independently determine whether the application has been completed according to the Comptroller's rules (34 TAC Chapter 9, Subchapter F). If the Comptroller finds the application is not complete, the Comptroller will request additional materials from the school district. Pursuant to 9.1053(a)(1)(C), requested information shall be provided within 20 days of the date of the request. When the Comptroller determines that the application is complete, it will send the school district a notice indicating so. The Comptroller will determine the eligibility of the project, issue a certificate for a limitation on appraised value to the school board regarding the application and prepare an economic impact evaluation by the 90th day after the Comptroller receives a complete application—as determined by the Comptroller.

The school board must approve or disapprove the application not later than the 150th day after the application review start date (the date the application is finally determined to be complete), unless an extension is granted. The Comptroller and school district are authorized to request additional information from the applicant that is reasonably necessary to issue a certificate, complete the economic impact evaluation or consider the application at any time during the application review period.

Please visit the Comptroller's website to find out more about the program at www.texasahead.org/tax_programs/chapter313/. There are links to the Chapter 313 statute, rules, guidelines and forms. Information about minimum limitation values for particular districts and wage standards may also be found at that site.

SECTION 1: School District Information

1. Authorized School District Representative

December 10, 2015

Date Application Received by District

Bob

First Name

Superintendent

Title

Sterling City ISD

School District Name

700 7th St.

Street Address

P.O. Box 786

Mailing Address

Sterling City

City

(325) 378-4781 Ext.234

Phone Number

Rauch

Last Name

TX

State

(325) 378-2283

Fax Number

bob.rauch@sterlingcityisd.net

Email Address

76951-0786

ZIP

2. Does the district authorize the consultant to provide and obtain information related to this application?



Yes



No

SECTION 1: School District Information (continued)

3. Authorized School District Consultant (If Applicable)

<u>Dan</u> First Name	<u>Casey</u> Last Name
<u>Partner</u> Title	
<u>Moak, Casey & Associates</u> Firm Name	
<u>512-485-7878</u> Phone Number	<u>512-485-7888</u> Fax Number
<u>512-426-6662</u> Mobile Number (optional)	<u>dcasey@moakcasey.com</u> Email Address

4. On what date did the district determine this application complete? December 17, 2015
5. Has the district determined that the electronic copy and hard copy are identical? ☒ Yes ☐ No

SECTION 2: Applicant Information

1. Authorized Company Representative (Applicant)

<u>Greg</u> First Name	<u>Schneck</u> Last Name
<u>Vice President, Development</u> Title	<u>NextEra Energy Resources, LLC</u> Organization
<u>700 Universe Blvd.</u> Street Address	
<u>700 Universe Blvd. FED/JB</u> Mailing Address	
<u>Juno Beach</u> City	<u>FL</u> State
<u>(561) 304-5274</u> Phone Number	<u>33408</u> ZIP
	<u>Greg.Schneck@nexteraenergy.com</u> Business Email Address

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

2a. If yes, please fill out contact information for that person.

<u>Edwin</u> First Name	<u>Moses</u> Last Name
<u>Project Manager</u> Title	<u>NextEra Energy Resources, LLC</u> Organization
<u>700 Universe Blvd.</u> Street Address	
<u>700 Universe Blvd. FED/JB</u> Mailing Address	
<u>Juno Beach</u> City	<u>FL</u> State
<u>(561) 304-5258</u> Phone Number	<u>33408</u> ZIP
	<u>Edwin.Moses@nexteraenergy.com</u> Business Email Address

3. Does the applicant authorize the consultant to provide and obtain information related to this application? ☒ Yes ☐ No

SECTION 2: Applicant Information (continued)**4. Authorized Company Consultant (If Applicable)**

Brandon

Westlake

First Name

Last Name

Tax Consultant

Title

Cummings Westlake, LLC

Firm Name

(713) 266-4456

(713) 266-2333

Phone Number

Fax Number

bwestlake@cwlp.net

Business Email Address

SECTION 3: Fees and Payments

1. Has an application fee been paid to the school district? ☒ Yes ☐ No

The total fee shall be paid at time of the application is submitted to the school district. Any fees not accompanying the original application shall be considered supplemental payments.

1a. If yes, attach in **Tab 2** proof of application fee paid to the school district.

For the purpose of questions 2 and 3, "payments to the school district" include any and all payments or transfers of things of value made to the school district or to any person or persons in any form if such payment or transfer of thing of value being provided is in recognition of, anticipation of, or consideration for the agreement for limitation on appraised value.

2. Will any "payments to the school district" that you may make in order to receive a property tax value limitation agreement result in payments that are not in compliance with Tax Code §313.027(i)? ☐ Yes ☒ No ☐ N/A
3. If "payments to the school district" will only be determined by a formula or methodology without a specific amount being specified, could such method result in "payments to the school district" that are not in compliance with Tax Code §313.027(i)? ☐ Yes ☒ No ☐ N/A

SECTION 4: Business Applicant Information

1. What is the legal name of the applicant under which this application is made? Bluebell Solar, LLC
2. List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) 32056454880
3. List the NAICS code 221114
4. Is the applicant a party to any other pending or active Chapter 313 agreements? ☐ Yes ☒ No
- 4a. If yes, please list application number, name of school district and year of agreement

SECTION 5: Applicant Business Structure

1. Identify Business Organization of Applicant (corporation, limited liability corporation, etc) Limited Liability Corporation
2. Is applicant a combined group, or comprised of members of a combined group, as defined by Tax Code §171.0001(7)? ☒ Yes ☐ No
- 2a. If yes, attach in **Tab 3** a copy of Texas Comptroller Franchise Tax Form No. 05-165, No. 05-166, or any other documentation from the Franchise Tax Division to demonstrate the applicant's combined group membership and contact information.
3. Is the applicant current on all tax payments due to the State of Texas? ☒ Yes ☐ No
4. Are all applicant members of the combined group current on all tax payments due to the State of Texas? ☒ Yes ☐ No ☐ N/A
5. If the answer to question 3 or 4 is no, please explain and/or disclose any history of default, delinquencies and/or any material litigation, including litigation involving the State of Texas. (If necessary, attach explanation in **Tab 3**)

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

☐ Land has existing improvements (*complete Section 13*)

☐ Expansion of existing operation on the land (*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.

SECTION 9: Projected Timeline

1. Application approval by school board June 2016
2. Commencement of construction Mid 2017
3. Beginning of qualifying time period 2017
4. First year of limitation 2019
5. Begin hiring new employees Q4 - 2018
6. Commencement of commercial operations Q4 - 2018
7. Do you propose to construct a new building or to erect or affix a new improvement after your application review start date (date your application is finally determined to be complete)? ☐ Yes ☒ No
- Note:** Improvements made before that time may not be considered qualified property.
8. When do you anticipate the new buildings or improvements will be placed in service? Q4 - 2018

SECTION 10: The Property

1. Identify county or counties in which the proposed project will be located Sterling County
2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property Sterling CAD
3. Will this CAD be acting on behalf of another CAD to appraise this property? ☐ Yes ☒ No
4. List all taxing entities that have jurisdiction for the property, the portion of project within each entity and tax rates for each entity:
- County: Sterling, \$0.36757, 100%
(Name, tax rate and percent of project)
- City:
(Name, tax rate and percent of project)
- Hospital District:
(Name, tax rate and percent of project)
- Water District: Sterling County UWCD, \$0.01252, 100%
(Name, tax rate and percent of project)
- Other (describe):
(Name, tax rate and percent of project)
- Other (describe):
(Name, tax rate and percent of project)
5. Is the project located entirely within the ISD listed in Section 1? ☒ Yes ☐ No
- 5a. If no, attach in **Tab 6** additional information on the project scope and size to assist in the economic analysis.
6. Did you receive a determination from the Texas Economic Development and Tourism Office that this proposed project and at least one other project seeking a limitation agreement constitute a single unified project (SUP), as allowed in §313.024(d-2)? ☐ Yes ☒ No
- 6a. If yes, attach in **Tab 6** supporting documentation from the Office of the Governor.

SECTION 11: Investment

NOTE: The minimum amount of qualified investment required to qualify for an appraised value limitation and the minimum amount of appraised value limitation vary depending on whether the school district is classified as Subchapter B or Subchapter C, and the taxable value of the property within the school district. For assistance in determining estimates of these minimums, access the Comptroller's website at www.texasahead.org/tax_programs/chapter313/.

1. At the time of application, what is the estimated minimum qualified investment required for this school district? 30,000,000.00
2. What is the amount of appraised value limitation for which you are applying? 30,000,000.00
- Note:** The property value limitation amount is based on property values available at the time of application and may change prior to the execution of any final agreement.
3. Does the qualified investment meet the requirements of Tax Code §313.021(1)? ☒ Yes ☐ No
4. Attach a description of the qualified investment [See §313.021(1).] The description must include:
- a specific and detailed description of the qualified investment you propose to make on the property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (**Tab 7**);
 - a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your minimum qualified investment (**Tab 7**); and
 - a detailed map of the qualified investment showing location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period, with vicinity map (**Tab 11**).
5. Do you intend to make at least the minimum qualified investment required by Tax Code §313.023 (or §313.053 for Subchapter C school districts) for the relevant school district category during the qualifying time period? ☒ Yes ☐ No

SECTION 12: Qualified Property

1. Attach a detailed description of the qualified property. [See §313.021(2)] (If qualified investment describes qualified property exactly, you may skip items a, b and c below.) The description must include:
 - 1a. a specific and detailed description of the qualified property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (**Tab 8**);
 - 1b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your qualified property (**Tab 8**); and
 - 1c. a map of the qualified property showing location of new buildings or new improvements with vicinity map (**Tab 11**).
2. Is the land upon which the new buildings or new improvements will be built part of the qualified property described by §313.021(2)(A)? ☐ Yes ☒ No
 - 2a. If yes, attach complete documentation including:
 - a. legal description of the land (**Tab 9**);
 - b. each existing appraisal parcel number of the land on which the new improvements will be constructed, regardless of whether or not all of the land described in the current parcel will become qualified property (**Tab 9**);
 - c. owner (**Tab 9**);
 - d. the current taxable value of the land. Attach estimate if land is part of larger parcel (**Tab 9**); and
 - e. a detailed map showing the location of the land with vicinity map (**Tab 11**).
3. Is the land on which you propose new construction or new improvements currently located in an area designated as a reinvestment zone under Tax Code Chapter 311 or 312 or as an enterprise zone under Government Code Chapter 2303? ☐ Yes ☒ No
 - 3a. If yes, attach the applicable supporting documentation:
 - a. evidence that the area qualifies as a enterprise zone as defined by the Governor's Office (**Tab 16**);
 - b. legal description of reinvestment zone (**Tab 16**);
 - c. order, resolution or ordinance establishing the reinvestment zone (**Tab 16**);
 - d. guidelines and criteria for creating the zone (**Tab 16**); and
 - e. a map of the reinvestment zone or enterprise zone boundaries with vicinity map (**Tab 11**).
 - 3b. If no, submit detailed description of proposed reinvestment zone or enterprise zone with a map indicating the boundaries of the zone on which you propose new construction or new improvements to the Comptroller's office within 30 days of the application date. What is the anticipated date on which you will submit final proof of a reinvestment zone or enterprise zone? March 2016

SECTION 13: Information on Property Not Eligible to Become Qualified Property

1. In **Tab 10**, attach a specific and detailed description of all **existing property**. This includes buildings and improvements existing as of the application review start date (the date the application is determined to be complete by the Comptroller). The description must provide sufficient detail to locate all existing property on the land that will be subject to the agreement and distinguish existing property from future proposed property.
2. In **Tab 10**, attach a specific and detailed description of all **proposed new property that will not become new improvements** as defined by TAC 9.1051. This includes proposed property that: functionally replaces existing or demolished/removed property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property; or is otherwise ineligible to become qualified property. The description must provide sufficient detail to distinguish existing property (question 1) and all proposed new property that cannot become qualified property from proposed qualified property that will be subject to the agreement (as described in Section 12 of this application).
3. For the property not eligible to become qualified property listed in response to questions 1 and 2 of this section, provide the following supporting information in **Tab 10**:
 - a. maps and/or detailed site plan;
 - b. surveys;
 - c. appraisal district values and parcel numbers;
 - d. inventory lists;
 - e. existing and proposed property lists;
 - f. model and serial numbers of existing property; or
 - g. other information of sufficient detail and description.
4. Total estimated market value of existing property (that property described in response to question 1): \$ 0.00
5. In **Tab 10**, include an appraisal value by the CAD of all the buildings and improvements existing as of a date within 15 days of the date the application is received by the school district.
6. Total estimated market value of proposed property not eligible to become qualified property
(that property described in response to question 2): \$ 0.00

Note: Investment for the property listed in question 2 may count towards qualified investment in Column C of Schedules A-1 and A-2, if it meets the requirements of 313.021(1). Such property cannot become qualified property on Schedule B.

SECTION 14: Wage and Employment Information

1. What is the estimated number of permanent jobs (more than 1,600 hours a year), with the applicant or a contractor of the applicant, on the proposed qualified property during the last complete quarter before the application review start date (date your application is finally determined to be complete)? 0
2. What is the last complete calendar quarter before application review start date:
☐ First Quarter ☐ Second Quarter ☐ Third Quarter ☒ Fourth Quarter of 2015
(year)
3. What were the number of permanent jobs (more than 1,600 hours a year) this applicant had in Texas during the most recent quarter reported to the Texas Workforce Commission (TWC)? 0
Note: For job definitions see TAC §9.1051 and Tax Code §313.021(3).
4. What is the number of new qualifying jobs you are committing to create? 1
5. What is the number of new non-qualifying jobs you are estimating you will create? 1
6. Do you intend to request that the governing body waive the minimum new qualifying job creation requirement, as provided under Tax Code §313.025(f-1)? ☒ Yes ☐ No
 6a. If yes, attach evidence in **Tab 12** documenting that the new qualifying job creation requirement above exceeds the number of employees necessary for the operation, according to industry standards.
7. Attach in **Tab 13** the four most recent quarters of data for each wage calculation below, including documentation from the TWC website. The final actual statutory minimum annual wage requirement for the applicant for each qualifying job — which may differ slightly from this estimate — will be based on information from the four quarterly periods for which data were available at the time of the application review start date (date of a completed application). See TAC §9.1051(21) and (22).
 - a. Average weekly wage for all jobs (all industries) in the county is 892.75
 - b. 110% of the average weekly wage for manufacturing jobs in the county is 0.00
 - c. 110% of the average weekly wage for manufacturing jobs in the region is 822.59
8. Which Tax Code section are you using to estimate the qualifying job wage standard required for this project? ☐ §313.021(5)(A) or ☒ §313.021(5)(B)
9. What is the minimum required annual wage for each qualifying job based on the qualified property? 42,775.00
10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 43,000.00
11. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? ☒ Yes ☐ No
12. Do you intend to satisfy the minimum qualifying job requirement through a determination of cumulative economic benefits to the state as provided by §313.021(3)(F)? ☐ Yes ☒ No
 12a. If yes, attach in **Tab 12** supporting documentation from the TWC, pursuant to §313.021(3)(F).
13. Do you intend to rely on the project being part of a single unified project, as allowed in §313.024(d-2), in meeting the qualifying job requirements? ☐ Yes ☒ No
 13a. If yes, attach in **Tab 6** supporting documentation including a list of qualifying jobs in the other school district(s).

SECTION 15: Economic Impact

1. Complete and attach Schedules A1, A2, B, C, and D in **Tab 14**. Note: Excel spreadsheet versions of schedules are available for download and printing at URL listed below.
2. Attach an Economic Impact Analysis, if supplied by other than the Comptroller's Office, in **Tab 15**. (*not required*)
3. If there are any other payments made in the state or economic information that you believe should be included in the economic analysis, attach a separate schedule showing the amount for each year affected, including an explanation, in **Tab 15**.

APPLICATION TAB ORDER FOR REQUESTED ATTACHMENTS

TAB	ATTACHMENT
1	Pages 1 through 11 of Application
2	Proof of Payment of Application Fee
3	Documentation of Combined Group membership under Texas Tax Code 171.0001(7), history of tax default, delinquencies and/or material litigation <i>(if applicable)</i>
4	Detailed description of the project
5	Documentation to assist in determining if limitation is a determining factor
6	Description of how project is located in more than one district, including list of percentage in each district and, if determined to be a single unified project, documentation from the Office of the Governor <i>(if applicable)</i>
7	Description of Qualified Investment
8	Description of Qualified Property
9	Description of Land
10	Description of all property not eligible to become qualified property <i>(if applicable)</i>
11	Maps that clearly show: a) Project vicinity b) Qualified investment including location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period c) Qualified property including location of new buildings or new improvements d) Existing property e) Land location within vicinity map f) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size Note: Electronic maps should be high resolution files. Include map legends/markers.
12	Request for Waiver of Job Creation Requirement and supporting information <i>(if applicable)</i>
13	Calculation of three possible wage requirements with TWC documentation
14	Schedules A1, A2, B, C and D completed and signed Economic Impact <i>(if applicable)</i>
15	Economic Impact Analysis, other payments made in the state or other economic information <i>(if applicable)</i>
16	Description of Reinvestment or Enterprise Zone, including: a) evidence that the area qualifies as a enterprise zone as defined by the Governor's Office b) legal description of reinvestment zone* c) order, resolution or ordinance establishing the reinvestment zone* d) guidelines and criteria for creating the zone* * To be submitted with application or before date of final application approval by school board
17	Signature and Certification page, signed and dated by Authorized School District Representative and Authorized Company Representative <i>(applicant)</i>

TAB 2

Proof of Payment of Application Fee

Please find on the attached page, a copy of the check for the \$75,000 application fee originally paid to Sterling City Independent School District for the first submission of the application. Also attached is a letter from the School District stating that the School Board approved a motion to apply the original fee to this application.

BOARD PRESIDENT JASON COX
BOARD VICE PRESIDENT SCOT LONG
BOARD SECRETARY RANDY PARRISH

BOARD MEMBER OMEGA PENA
BOARD MEMBER WESLEY GLASS
BOARD MEMBER HEATH HUGHES
BOARD MEMBER JOSH GAINES

STERLING CITY INDEPENDENT SCHOOL DISTRICT

BOB RAUCH, Superintendent of Schools

P.O. BOX 786
Sterling City, Texas 76951

**TY STEVENS – J.H. / High School
Principal**

**MICHELE GUETERSLOH - Elementary
Principal**

Telephone - 325-378-4781

Fax - 325-378-2283

December 17, 2015

Mr. Greg Schneck
Vice President, Development
NextEra Energy Resources, LLC
700 Universe Boulevard
Juno Beach, Florida 33408

RE: Application to the Sterling City Independent School District from Bluebell
Solar

(First Qualifying Year 2017)

RE: Application Fee

On February 19, 2015, Bluebell Solar submitted an Application for an appraised value limitation on qualified property. This Application is for the same project that was assigned Comptroller Application Number 1062. In accordance with Board Policy CCG (Local), a nonrefundable Application Fee must be paid by an Applicant to the District to cover the District's costs incurred in the processing and consideration of an Application for Appraised Value Limitation on Qualified Property. The Standard Application Fee is Seventy-Five Thousand Dollars (\$75,000.00), due and payable at the time of the submission of an Application for consideration. Comptroller Application 1062, which was accepted by the District on February 19, 2015, was accompanied by the required application fee. Proof of payment of the Application Fee is attached.

However, no costs were incurred by the District in processing this application as the company withdrew its application. Therefore, the District considers the application fee submitted for Comptroller Application 1062 sufficient to cover any costs associated with the Application submitted by Bluebell Solar on December 10, 2015. Therefore, a second application fee has not been assessed by the District.

Sincerely,



Bob Rauch
Superintendent, Sterling City ISD

TAB 3

Documentation of Combined Group membership under Texas Tax Code 171.0001(7), history of tax default, delinquencies and/or material litigation (if applicable)

See Attached

*Note – This is the most recent report filed and Bluebell Solar, LLC had not been formed during the reporting time period of the 2014 report. Bluebell Solar, LLC will be reported on the 2015 Report for NextEra Energy Power Marketing, LLC.

**Documentation of combined
group received by the
Texas Comptroller
of Public Accounts**

TAB 4

Detailed Description of the Project

Provide a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information.

Bluebell Solar, LLC (Bluebell) is requesting an appraised value limitation from Sterling City Independent School District (ISD) for the Bluebell Solar Project (the “Project”), a proposed solar powered electric generating facility in Sterling County. The proposed Sterling City ISD Project (this application) will be constructed within a Reinvestment Zone that will be created by Sterling County by end of March 2016. A map showing the location of the project is included in Tab 11.

The proposed Project is anticipated to have a total capacity of up to 173 MW, all of which is located in Sterling City ISD. Solar equipment selection is ongoing at this time and has not been finalized. The exact number of PV panels and their capacity will vary depending upon the panels and inverters selected, manufacturer’s availability and prices, ongoing engineering design optimization and the final megawatt generating capacity of the Project when completed. Current plans are to install 769,000 Yingli Solar or other high quality Chinese manufactured PV panels and 44x4 MW GE inverters within Sterling City ISD. The Applicant requests a value limitation for all materials and equipment installed for the Project, including but not limited to; solar modules/panels, racking and mounting structures, inverters boxes, combiner boxes, meteorological equipment, foundations, roadways, buildings and offices, paving, fencing, collection system, electrical substations, generation transmission tie line and associated towers, and interconnection facilities.

Construction of the Project is anticipated to begin in 2017 with completion by December 31, 2018.

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 wind 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 wind 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.

TAB 6

Description of how project is located in more than one district, including list of percentage in each district and, if determined to be a single unified project, documentation from the Office of the Governor (if applicable)

- | | |
|-------------------------|--------|
| 1) Sterling County | - 100% |
| 2) Sterling City ISD | - 100% |
| 3) Sterling County UWCD | - 100% |

TAB 7

Description of Qualified Investment

Bluebell Solar, LLC plans to construct an up to 173 MW solar electric generating project in Sterling County.

This application covers all qualified property within Sterling City ISD necessary for the commercial operations of the proposed solar project described in Tab 4. Approximately 769,000 PV panels and 44x4 MW inverters will be located in Sterling County, all of which will be located in Sterling City ISD. For purposes of this application, the Project anticipates using Yingli or other high quality Chinese manufactured PV Panels and GE inverters.

This application covers all qualified investment and qualified property necessary for the commercial operations of the solar project.

Qualified Investment and qualified property includes, but is not limited to, underground collection systems, transmission lines, electrical interconnections, roads, spare parts, control systems necessary for commercial generation of electricity, solar modules/panels, racking and mounting structures, inverters boxes, combiner boxes, meteorological equipment, roadways, buildings and offices, paving, fencing, electrical substations, generation transmission tie line and associated towers, and interconnection facilities.

NOTE - The map in TAB 11 shows the proposed project area with the preliminary panel and inverter locations. The exact placement of these panels and inverters is subject to ongoing planning, soil studies, and engineering and will be determined before construction begins.

TAB 8

Description of Qualified Property

(See Tab 7)

TAB 9

Description of Land

See Attached

Tab 9 (cont.)

Abstract	Survey	Block	Section	County	School District
431907	H&TC RR CO	2	250	Sterling	Sterling City ISD
431652	H&TC RR CO	2	249	Sterling	Sterling City ISD
431906	H&TC RR CO	2	270	Sterling	Sterling City ISD
431653	H&TC RR CO	2	297	Sterling	Sterling City ISD

TAB 10

Description of all property not eligible to become qualified property (if applicable)

None, not applicable

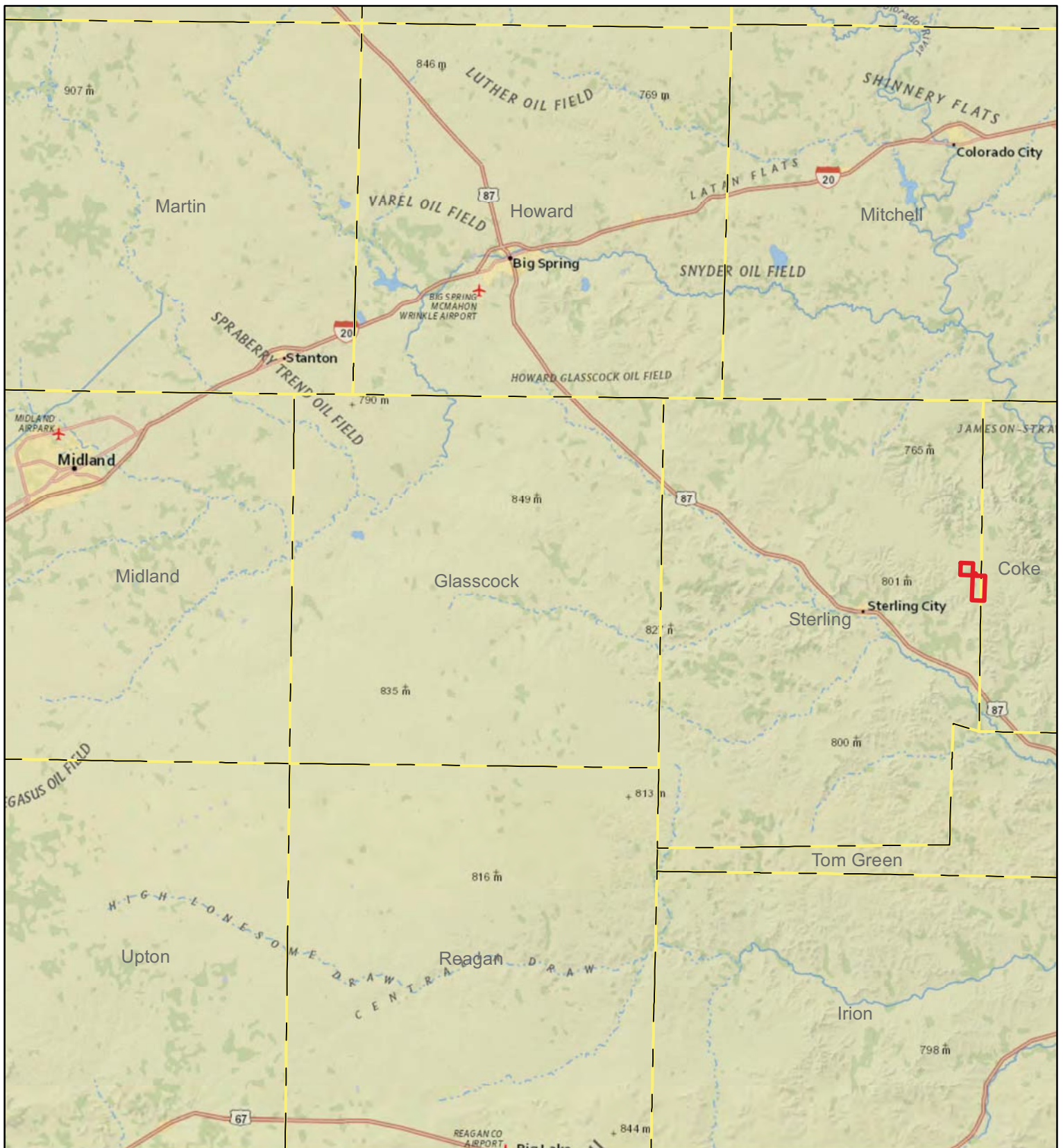
TAB 11

Maps that clearly show:

- a) Project vicinity
- b) Qualified investment including location of new building or new improvements
- c) Qualified property including location of new building or new improvements
- d) Existing property
- e) Land location within vicinity map
- f) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size

11 d) THERE IS NO EXISISTING PROPERTY

11a) Vicinity Map 1

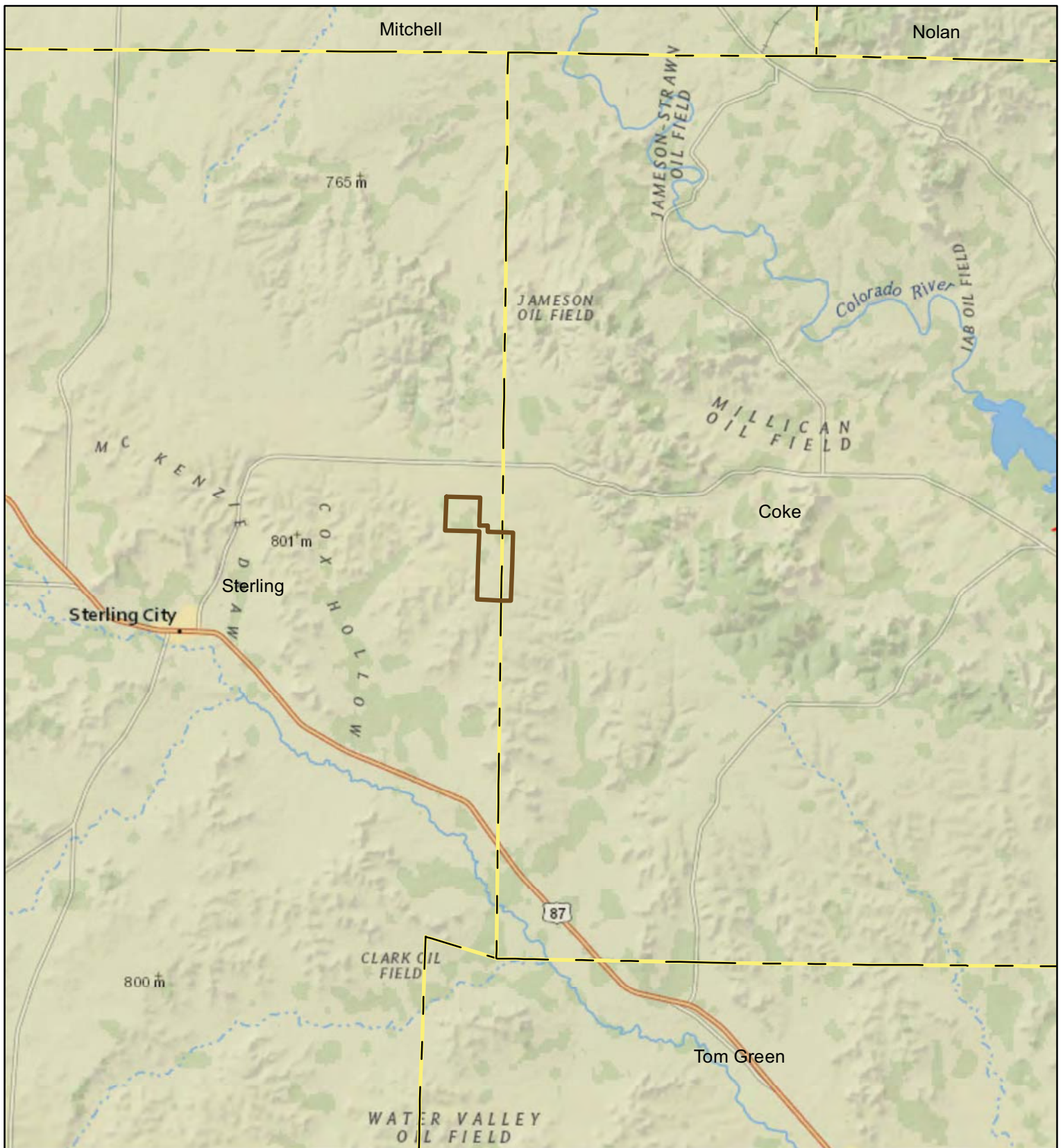


Bluebell Solar
 Wednesday, February 11, 2015
 Sterling County, Texas

- Project Boundary
- County Boundary

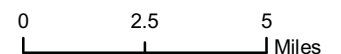


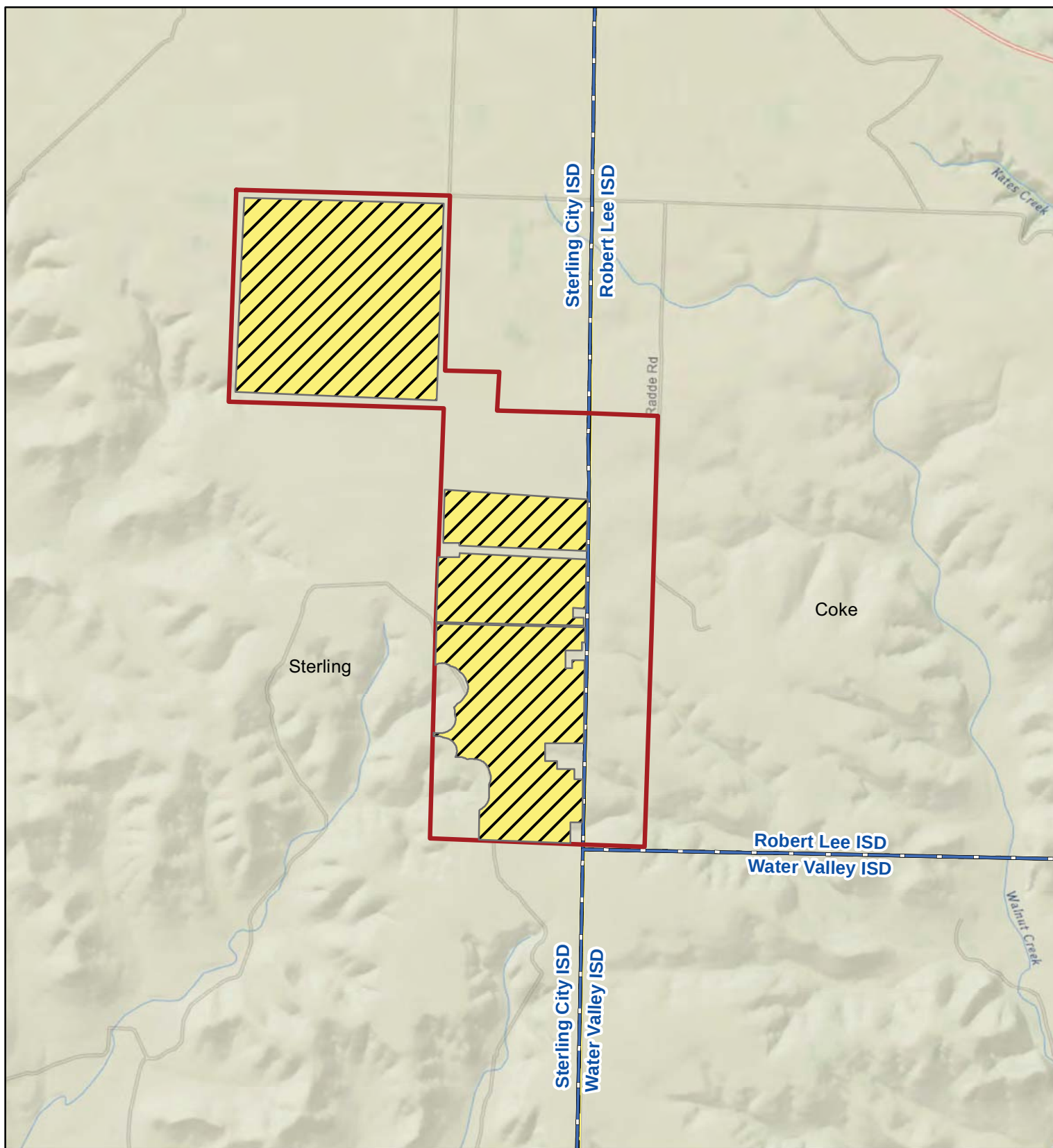
0 5 10
 Miles



Bluebell Solar
 Wednesday, February 11, 2015
 Sterling County, Texas

-  Project Boundary
-  County Boundary





Bluebell Solar

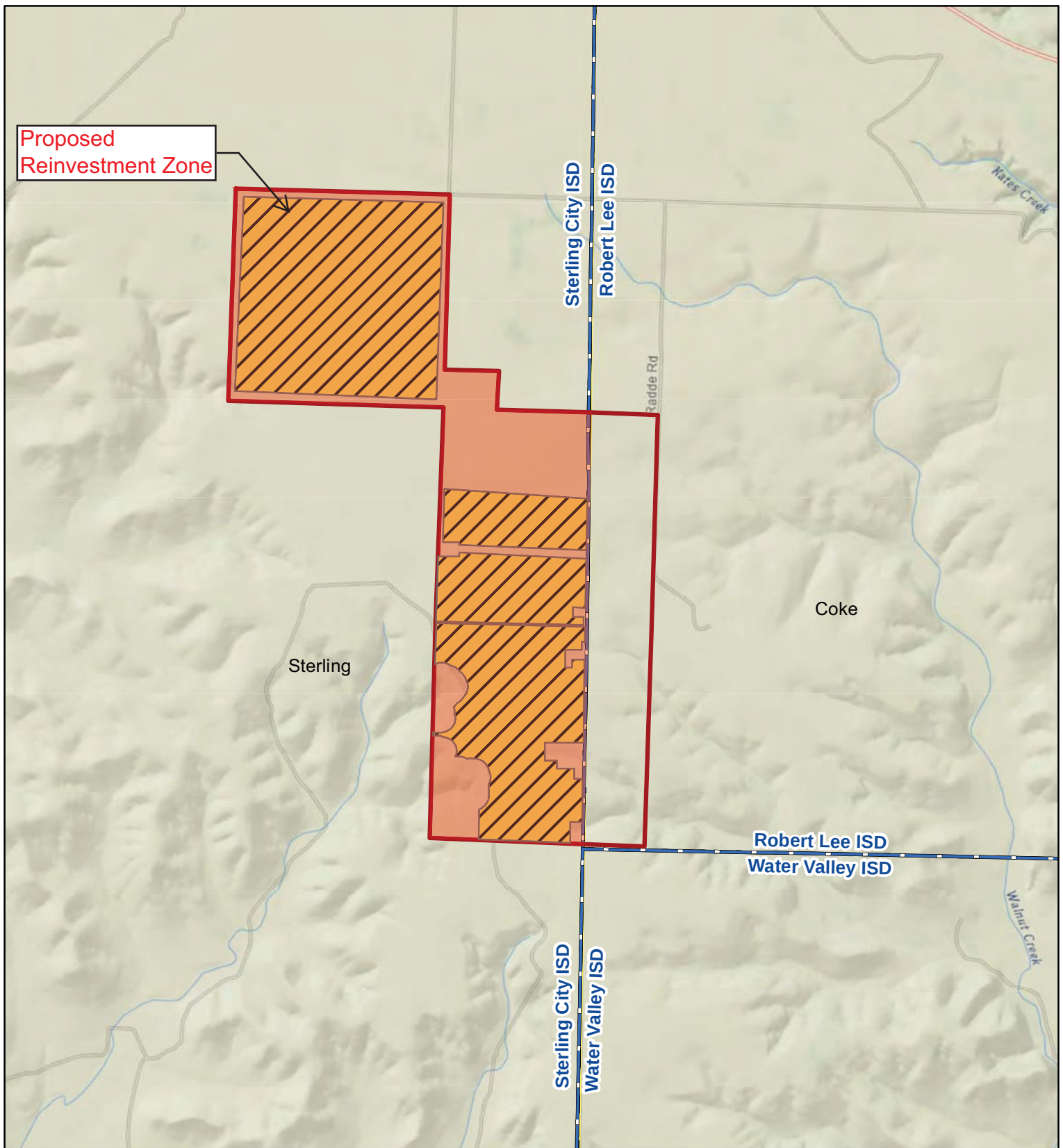
Wednesday, February 11, 2015
Sterling County, Texas



0 0.5 1 Miles

-  Project Boundary
-  ISD Boundary
-  Solar

11f) Proposed Boundaries of Reinvestment Zone within Vicinity Map



Bluebell Solar

Wednesday, February 11, 2015
Sterling County, Texas



0 0.5 1 Miles

-  Project Boundary
-  ISD Boundary
-  Solar

TAB 12

Request for Waiver of Job Creation Requirement and supporting information (if applicable)

See Attached

December 8, 2015

Mr. Bob Rauch, Superintendent
Sterling City Independent School District
700 7th St.
Sterling City, TX 76951

Re: Chapter 313 Job Waiver Request

Dear Mr. Rauch,

Bluebell Solar, LLC requests that the Sterling City Independent School District's Board of Trustees waive the job requirement provision as allowed by Section 313.025(f-1) of the tax code. This waiver would be based on the school district's board findings that the jobs creation requirement exceeds the industry standard for the number of employees reasonably necessary for the operation of the facility of the property owner that is described in the application.

Bluebell Solar, LLC requests that the Sterling City Independent School District makes such a finding and waive the job creation requirement for 10 permanent jobs. In line with industry standards for job requirements, Bluebell Solar, LLC has committed to create one qualified job in Sterling City ISD.

Solar projects create a large number of full and part-time, but temporary, jobs during the construction phase of the project, but require a relatively small number of highly skilled technicians to operate and maintain the project after commercial operation commences.

The number of jobs committed to in this application is in line with the industry standards for a solar project this size. This is evidenced by previously filed limitation agreement applications by solar developers who also requested a waiver of the job requirements. In addition, there are educational materials and other documentation that also suggest that Bluebell Solar, LLC has the appropriate number of jobs for this project.

The permanent employees of a solar project maintain and service PV Panels, and inverters, underground electrical connections, substations and other infrastructure associated with the safe and reliable operation of the project. In addition to the onsite employees, there may be managers or technicians who support the project from offsite locations.

Sincerely,

A handwritten signature in black ink, reading "J. Weston Jackson", followed by a long horizontal flourish.

J. Weston Jackson
Partner

TAB 13

Calculation of three possible wage requirements with TWC documentation

- Sterling County average weekly wage for all jobs (all industries)
- Sterling County average weekly wage for all jobs (manufacturing)
- See attached Council of Governments Regional Wage Calculation and Documentation

BLUEBELL SOLAR, LLC
TAB 13 TO CHAPTER 313 APPLICATION

STERLING COUNTY
CHAPTER 313 WAGE CALCULATION - ALL JOBS - ALL INDUSTRIES

QUARTER	YEAR	AVG WEEKLY WAGES*		ANNUALIZED	
FIRST	2015	\$	1,146	\$	59,592
SECOND	2015	\$	805	\$	41,860
THIRD	2014	\$	774	\$	40,248
FOURTH	2014	\$	846	\$	43,992
AVERAGE		\$	893	\$	46,423

STERLING COUNTY
CHAPTER 313 WAGE CALCULATION - MANUFACTURING JOBS

*NO DATA AVAILABLE

CHAPTER 313 WAGE CALCULATION - REGIONAL WAGE RATE

	YEAR	AVG WEEKLY WAGES*		ANNUALIZED	
Concho Valley	2014	\$	748	\$	38,886
	X		110%		110%
		\$	823	\$	42,775

* SEE ATTACHED TWC DOCUMENTATION

Quarterly Employment and Wages (QCEW)

Back

Page 1 of 1 (40 results/page)

 Year	 Period	 Area	 Ownership	 Division	 Level	 Ind Code	 Industry	 Avg Weekly Wages
2015	1st Qtr	Sterling County	Private	00	0	10	Total, All Industries	\$1,146
2015	2nd Qtr	Sterling County	Private	00	0	10	Total, All Industries	\$805
2014	3rd Qtr	Sterling County	Private	00	0	10	Total, All Industries	\$805
2014	4th Qtr	Sterling County	Private	00	0	10	Total, All Industries	\$872

2014 Manufacturing Average Wages by Council of Government Region

Wages for All Occupations

COG	Wages	
	Hourly	Annual
Texas	\$24.18	\$50,305
1. Panhandle Regional Planning Commission	\$21.07	\$43,821
2. South Plains Association of Governments	\$16.75	\$34,834
3. NORTEX Regional Planning Commission	\$20.23	\$42,077
4. North Central Texas Council of Governments	\$25.32	\$52,672
5. Ark-Tex Council of Governments	\$17.80	\$37,017
6. East Texas Council of Governments	\$19.87	\$41,332
7. West Central Texas Council of Governments	\$19.41	\$40,365
8. Rio Grande Council of Governments	\$17.82	\$37,063
9. Permian Basin Regional Planning Commission	\$23.65	\$49,196
10. Concho Valley Council of Governments	\$18.70	\$38,886
11. Heart of Texas Council of Governments	\$20.98	\$43,636
12. Capital Area Council of Governments	\$28.34	\$58,937
13. Brazos Valley Council of Governments	\$17.57	\$36,547
14. Deep East Texas Council of Governments	\$17.76	\$36,939
15. South East Texas Regional Planning Commission	\$29.21	\$60,754
16. Houston-Galveston Area Council	\$26.21	\$54,524
17. Golden Crescent Regional Planning Commission	\$23.31	\$48,487
18. Alamo Area Council of Governments	\$19.46	\$40,477
19. South Texas Development Council	\$13.91	\$28,923
20. Coastal Bend Council of Governments	\$25.12	\$52,240
21. Lower Rio Grande Valley Development Council	\$16.25	\$33,808
22. Texoma Council of Governments	\$20.51	\$42,668
23. Central Texas Council of Governments	\$18.02	\$37,486
24. Middle Rio Grande Development Council	\$20.02	\$41,646

110% x \$38,886
= \$42,775

Source: Texas Occupational Employment and Wages

Data published: July 2015

Data published annually, next update will be July 31, 2016

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

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

Data intended for TAC 313 purposes only.

TAB 14

Schedules A1, A2, B, C and D completed and signed Economic Impact (if applicable)

See attached Schedules A1, A2, B, C and D

PROPERTY INVESTMENT AMOUNTS								
(Estimated investment in each year. Do not put cumulative totals.)								
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other new investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Other new investment made during this year that may become Qualified Property [SEE NOTE]	Total Investment (Sum of Columns A+B+C+D)
Investment made before filing complete application with district	--	Year preceding the first complete tax year of the qualifying time period (assuming no deferrals of qualifying time period)	2016	Not eligible to become Qualified Property			[The only other investment made before filing complete application with district that may become Qualified Property is land.]	0
Investment made after filing complete application with district, but before final board approval of application				0	0	0	0	
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period				0	0	0	0	
Complete tax years of qualifying time period	QTP1	2017-2018	2017	70,000,000	0	0	0	70,000,000
	QTP2	2018-2019	2018	105,000,000	0	0	0	105,000,000
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				175,000,000	0	0	0	175,000,000
				Enter amounts from TOTAL row above in Schedule A2				
Total Qualified Investment (sum of green cells)				175,000,000				

For All Columns: List amount invested each year, not cumulative totals.

Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application.
Only tangible personal property that is specifically described in the application can become qualified property.

Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.

Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property—described in SECTION 13, question #5 of the application.

Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.

Total Investment: Add together each cell in a column and enter the sum in the blue total investment row. Enter the data from this row into the first row in Schedule A2.

Qualified Investment: For the green qualified investment cell, enter the sum of all the green-shaded cells.

Date

12/8/2015

Applicant Name

Bluebell Solar, LLC

ISD Name

Sterling City ISD

Form 50-296A

Revised May 2014

PROPERTY INVESTMENT AMOUNTS								
(Estimated Investment in each year. Do not put cumulative totals.)								
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Other investment made during this year that will become Qualified Property {SEE NOTE]	Total Investment (A+B+C+D)
Total Investment from Schedule A1*	--	TOTALS FROM SCHEDULE A1		Enter amounts from TOTAL row in Schedule A1 in the row below				
				175,000,000	0	0	0	175,000,000
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2018-2019	2018	0	0	0	0	0
Value limitation period***	1	2019-2020	2019	0	0	1,100,000	0	1,100,000
	2	2020-2021	2020	0	0	1,133,000	0	1,133,000
	3	2021-2022	2021	0	0	1,166,990	0	1,166,990
	4	2022-2023	2022	0	0	1,202,000	0	1,202,000
	5	2023-2024	2023	0	0	1,238,060	0	1,238,060
	6	2024-2025	2024	0	0	1,275,201	0	1,275,201
	7	2025-2026	2025	0	0	1,313,458	0	1,313,458
	8	2026-2027	2026	0	0	1,352,861	0	1,352,861
	9	2027-2028	2027	0	0	1,393,447	0	1,393,447
	10	2028-2029	2028	0	0	1,435,251	0	1,435,251
Total Investment made through limitation				175,000,000	0	12,610,267	0	187,610,267
Continue to maintain viable presence	11	2029-2030	2029			1,478,308		1,478,308
	12	2030-2031	2030			1,522,657		1,522,657
	13	2031-2032	2031			1,568,337		1,568,337
	14	2032-2033	2032			1,615,387		1,615,387
	15	2033-2034	2033			1,663,849		1,663,849
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2034-2035	2034			1,713,764		1,713,764
	17	2035-2036	2035			1,765,177		1,765,177
	18	2036-2037	2036			1,818,132		1,818,132
	19	2037-2038	2037			1,872,676		1,872,676
	20	2038-2039	2038			1,928,857		1,928,857
	21	2039-2040	2039	1,986,722	1,986,722			
	22	2040-2041	2040	2,046,324	2,046,324			
	23	2041-2042	2041	2,107,714	2,107,714			
	24	2042-2043	2042	2,170,945	2,170,945			
	25	2043-2044	2043	2,236,074	2,236,074			

* All investments made through the qualifying time period are captured and totaled on Schedule A1 [blue box] and incorporated into this schedule in the **first row**.

** Only investment made during deferrals of the start of the limitation (after the end of qualifying time period but before the start of the Value Limitation Period) should be included in the "year prior to start of value limitation period" row(s). If the limitation starts at the end of the qualifying time period or the qualifying time period overlaps the limitation, no investment should be included on this line.

*** If your qualifying time period will overlap your value limitation period, do not also include investment made during the qualifying time period in years 1 and/or 2 of the value limitation period, depending on the overlap. Only include investments/years that were **not** captured on Schedule A1.

For All Columns: List amount invested each year, not cumulative totals. Only include investments in the remaining rows of Schedule A2 that were not captured on Schedule A1.

Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application.
Only tangible personal property that is specifically described in the application can become qualified property.

Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.

Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property—described in SECTION 13, question #5 of the application.

Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.

Schedule B: Estimated Market And Taxable Value (of Qualified Property Only)

Date

12/8/2015

Applicant Name

Bluebell Solar, LLC

Form 50-296A

ISD Name

Sterling City ISD

Revised May 2014

	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Qualified Property			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 buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2018-2019	2018	0	0	17,500,000	17,500,000	17,500,000	17,500,000
Value Limitation Period	1	2019-2020	2019	0	0	161,000,000	161,000,000	161,000,000	30,000,000
	2	2020-2021	2020	0	0	147,000,000	147,000,000	147,000,000	30,000,000
	3	2021-2022	2021	0	0	133,000,000	133,000,000	133,000,000	30,000,000
	4	2022-2023	2022	0	0	117,250,000	117,250,000	117,250,000	30,000,000
	5	2023-2024	2023	0	0	101,500,000	101,500,000	101,500,000	30,000,000
	6	2024-2025	2024	0	0	85,750,000	85,750,000	85,750,000	30,000,000
	7	2025-2026	2025	0	0	68,250,000	68,250,000	68,250,000	30,000,000
	8	2026-2027	2026	0	0	52,500,000	52,500,000	52,500,000	30,000,000
	9	2027-2028	2027	0	0	42,000,000	42,000,000	42,000,000	30,000,000
	10	2028-2029	2028	0	0	36,750,000	36,750,000	36,750,000	30,000,000
Continue to maintain viable presence	11	2029-2030	2029	0	0	36,750,000	36,750,000	36,750,000	36,750,000
	12	2030-2031	2030	0	0	36,750,000	36,750,000	36,750,000	36,750,000
	13	2031-2032	2031	0	0	36,750,000	36,750,000	36,750,000	36,750,000
	14	2032-2033	2032	0	0	36,750,000	36,750,000	36,750,000	36,750,000
	15	2033-2034	2033	0	0	36,750,000	36,750,000	36,750,000	36,750,000
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2034-2035	2034	0	0	36,750,000	36,750,000	36,750,000	36,750,000
	17	2035-2036	2035	0	0	36,750,000	36,750,000	36,750,000	36,750,000
	18	2036-2037	2036	0	0	36,750,000	36,750,000	36,750,000	36,750,000
	19	2037-2038	2037	0	0	36,750,000	36,750,000	36,750,000	36,750,000
	20	2038-2039	2038	0	0	36,750,000	36,750,000	36,750,000	36,750,000
	21	2039-2040	2039	0	0	36,750,000	36,750,000	36,750,000	36,750,000
	22	2040-2041	2040	0	0	36,750,000	36,750,000	36,750,000	36,750,000
	23	2041-2042	2041	0	0	36,750,000	36,750,000	36,750,000	36,750,000
	24	2042-2043	2042	0	0	36,750,000	36,750,000	36,750,000	36,750,000
	25	2043-2044	2043	0	0	36,750,000	36,750,000	36,750,000	36,750,000

Notes: Market value in future years is good faith estimate of future taxable value for the purposes of property taxation.
Only include market value for eligible property on this schedule.

Schedule C: Employment Information

Date 12/8/2015
 Applicant Name Bluebell Solar, LLC
 ISD Name Sterling City ISD

Form 50-296A

Revised May 2014

				Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Number of Construction FTE's or man-hours (specify)	Average annual wage rates for construction workers	Number of non-qualifying jobs applicant estimates it will create (cumulative)	Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Average annual wage of new qualifying jobs
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2017-2018	2017	110 FTE	50,000	0	0	0
	0	2018-2019	2018	165 FTE	50,000	1	1	43,000
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2019-2020	2019	N/A	N/A	1	1	43,000
	2	2020-2021	2020	N/A	N/A	1	1	43,000
	3	2021-2022	2021	N/A	N/A	1	1	43,000
	4	2022-2023	2022	N/A	N/A	1	1	43,000
	5	2023-2024	2023	N/A	N/A	1	1	43,000
	6	2024-2025	2024	N/A	N/A	1	1	43,000
	7	2025-2026	2025	N/A	N/A	1	1	43,000
	8	2026-2027	2026	N/A	N/A	1	1	43,000
	9	2027-2028	2027	N/A	N/A	1	1	43,000
	10	2028-2029	2028	N/A	N/A	1	1	43,000
Years Following Value Limitation Period	11 through 25	2027-2042	2027-2041	N/A	N/A	1	1	43,000

Notes: See TAC 9.1051 for definition of non-qualifying jobs.
 Only include jobs on the project site in this school district.

- C1.** Are the cumulative number of qualifying jobs listed in Column D less than the number of qualifying jobs required by statute? (25 qualifying jobs in Subchapter B districts, 10 qualifying jobs in Subchapter C districts)
 If yes, answer the following two questions:
- C1a.** Will the applicant request a job waiver, as provided under 313.025(f-1)?
- C1b.** Will the applicant avail itself of the provision in 313.021(3)(F)?

☒	Yes	☐	No
☒	Yes	☐	No
☐	Yes	☒	No

Schedule D: Other Incentives (Estimated)

Date 12/8/2015
Applicant Name Bluebell Solar, LLC
ISD Name Sterling City ISD

Form 50-296A

Revised May 2014

State and Local Incentives for which the Applicant intends to apply (Estimated)						
Incentive Description	Taxing Entity (as applicable)	Beginning Year of Benefit	Duration of Benefit	Annual Tax Levy without Incentive	Annual Incentive	Annual Net Tax Levy
Tax Code Chapter 311	County:	N/A	N/A	N/A	N/A	N/A
	City:	N/A	N/A	N/A	N/A	N/A
	Other:	N/A	N/A	N/A	N/A	N/A
Tax Code Chapter 312	County: Sterling County	2019	10 Years	Annual Avg. of \$347,400	see detail below	Annual Avg. of \$146,150
	City:	N/A	N/A	N/A	N/A	N/A
	Other:	N/A	N/A	N/A	N/A	N/A
Local Government Code Chapters 380/381	County:	N/A	N/A	N/A	N/A	N/A
	City:	N/A	N/A	N/A	N/A	N/A
	Other:	N/A	N/A	N/A	N/A	N/A
Freeport Exemptions	N/A	N/A	N/A	N/A	N/A	N/A
Non-Annexation Agreements	N/A	N/A	N/A	N/A	N/A	N/A
Enterprise Zone/Project	N/A	N/A	N/A	N/A	N/A	N/A
Economic Development Corporation	N/A	N/A	N/A		N/A	
Texas Enterprise Fund	N/A	N/A	N/A		N/A	
Employee Recruitment	N/A	N/A	N/A		N/A	
Skills Development Fund	N/A	N/A	N/A		N/A	
Training Facility Space and Equipment	N/A	N/A	N/A		N/A	
Infrastructure Incentives	N/A	N/A	N/A		N/A	
Permitting Assistance	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
TOTAL				347,400		146,150

Additional information on incentives for this project:

Sterling County Terms: No agreement has been signed. 70% abatement for tax years 2019 - 2023 and 30% abatement for tax years 2024-2028

TAB 15

Economic Impact Analysis, other payments made in the state or other economic information (if applicable)

None

TAB 16

Description of Reinvestment Zone or Enterprise Zone, including:

- a) Evidence that the area qualifies as a enterprise zone as defined by the Governor's office*
- b) Legal description of reinvestment zone**
- c) Order, resolution, or ordinance established the reinvestment zone**
- d) Guidelines and criteria for creating the zone**

16 a) Not Applicable

16 b) Will be provided in March once Sterling County creates the Reinvestment Zone.

16 c) Will be provided in March once Sterling County creates the Reinvestment Zone.

16 d) Will be provided once Sterling County re-adopts Guidelines and Criteria

TAB 17

Signature and Certification page, signed and dated by Authorized School District Representative and Authorized Company Representative (applicant)

See Attached

SECTION 16: Authorized Signatures and Applicant Certification

After the application and schedules are complete, an authorized representative from the school district and the business should review the application documents and complete this authorization page. Attach the completed authorization page in **Tab 17**. **NOTE:** If you amend your application, you will need to obtain new signatures and resubmit this page, Section 16, with the amendment request.

1. Authorized School District Representative Signature

I am the authorized representative for the school district to which this application is being submitted. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code.

**print
here** ➔

Bob Rauch

Print Name (Authorized School District Representative)

Superintendent

Title

**sign
here** ➔

Bob Rauch

Signature (Authorized School District Representative)

12-10-15

Date

2. Authorized Company Representative (Applicant) Signature and Notarization

I am the authorized representative for the business entity for the purpose of filing this application. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code. The information contained in this application and schedules is true and correct to the best of my knowledge and belief.

I hereby certify and affirm that the business entity I represent is in good standing under the laws of the state in which the business entity was organized and that no delinquent taxes are owed to the State of Texas.

**print
here** ➔

Greg Schneck

Print Name (Authorized Company Representative (Applicant))

Vice President, Development

Title

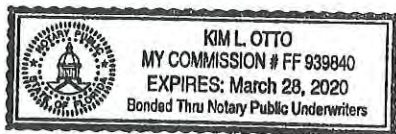
**sign
here** ➔

Greg Schneck

Signature (Authorized Company Representative (Applicant))

December 9, 2015

Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

9th day of December, 2015

Kim L. Otto

Notary Public in and for the State of Texas

My Commission expires: 3-28-2020

If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.

TAB 4

Detailed Description of the Project

Provide a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information.

Bluebell Solar, LLC (Bluebell) is requesting an appraised value limitation from Sterling City Independent School District (ISD) for the Bluebell Solar Project (the “Project”), a proposed solar powered electric generating facility in Sterling County. The proposed Sterling City ISD Project (this application) will be constructed within a Reinvestment Zone that will be created by Sterling County by end of March 2016. A map showing the location of the project is included in Tab 11.

The proposed Project is anticipated to have a total capacity of up to 173 MW, all of which is located in Sterling City ISD. Solar equipment selection is ongoing at this time and has not been finalized. The exact number of PV panels and their capacity will vary depending upon the panels and inverters selected, manufacturer’s availability and prices, ongoing engineering design optimization and the final megawatt generating capacity of the Project when completed. Current plans are to install 769,000 Yingli Solar or other high quality Chinese manufactured PV panels and 44x4 MW GE inverters within Sterling City ISD. The Applicant requests a value limitation for all materials and equipment installed for the Project, including but not limited to; solar modules/panels, racking and mounting structures, inverters boxes, combiner boxes, meteorological equipment, foundations, roadways, buildings and offices, paving, fencing, collection system, electrical substations, generation transmission tie line and associated towers, and interconnection facilities.

Construction of the Project is anticipated to begin in 2017 with completion by December 31, 2018.

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 wind 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 wind 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.

TAB 6

Description of how project is located in more than one district, including list of percentage in each district and, if determined to be a single unified project, documentation from the Office of the Governor (if applicable)

- | | |
|-------------------------|--------|
| 1) Sterling County | - 100% |
| 2) Sterling City ISD | - 100% |
| 3) Sterling County UWCD | - 100% |

TAB 7

Description of Qualified Investment

Bluebell Solar, LLC plans to construct an up to 173 MW solar electric generating project in Sterling County.

This application covers all qualified property within Sterling City ISD necessary for the commercial operations of the proposed solar project described in Tab 4. Approximately 769,000 PV panels and 44x4 MW inverters will be located in Sterling County, all of which will be located in Sterling City ISD. For purposes of this application, the Project anticipates using Yingli or other high quality Chinese manufactured PV Panels and GE inverters.

This application covers all qualified investment and qualified property necessary for the commercial operations of the solar project.

Qualified Investment and qualified property includes, but is not limited to, underground collection systems, transmission lines, electrical interconnections, roads, spare parts, control systems necessary for commercial generation of electricity, solar modules/panels, racking and mounting structures, inverters boxes, combiner boxes, meteorological equipment, roadways, buildings and offices, paving, fencing, electrical substations, generation transmission tie line and associated towers, and interconnection facilities.

NOTE - The map in TAB 11 shows the proposed project area with the preliminary panel and inverter locations. The exact placement of these panels and inverters is subject to ongoing planning, soil studies, and engineering and will be determined before construction begins.

TAB 8

Description of Qualified Property

(See Tab 7)

TAB 9

Description of Land

See Attached

Tab 9 (cont.)

Abstract	Survey	Block	Section	County	School District
431907	H&TC RR CO	2	250	Sterling	Sterling City ISD
431652	H&TC RR CO	2	249	Sterling	Sterling City ISD
431906	H&TC RR CO	2	270	Sterling	Sterling City ISD
431653	H&TC RR CO	2	297	Sterling	Sterling City ISD

TAB 10

Description of all property not eligible to become qualified property (if applicable)

None, not applicable

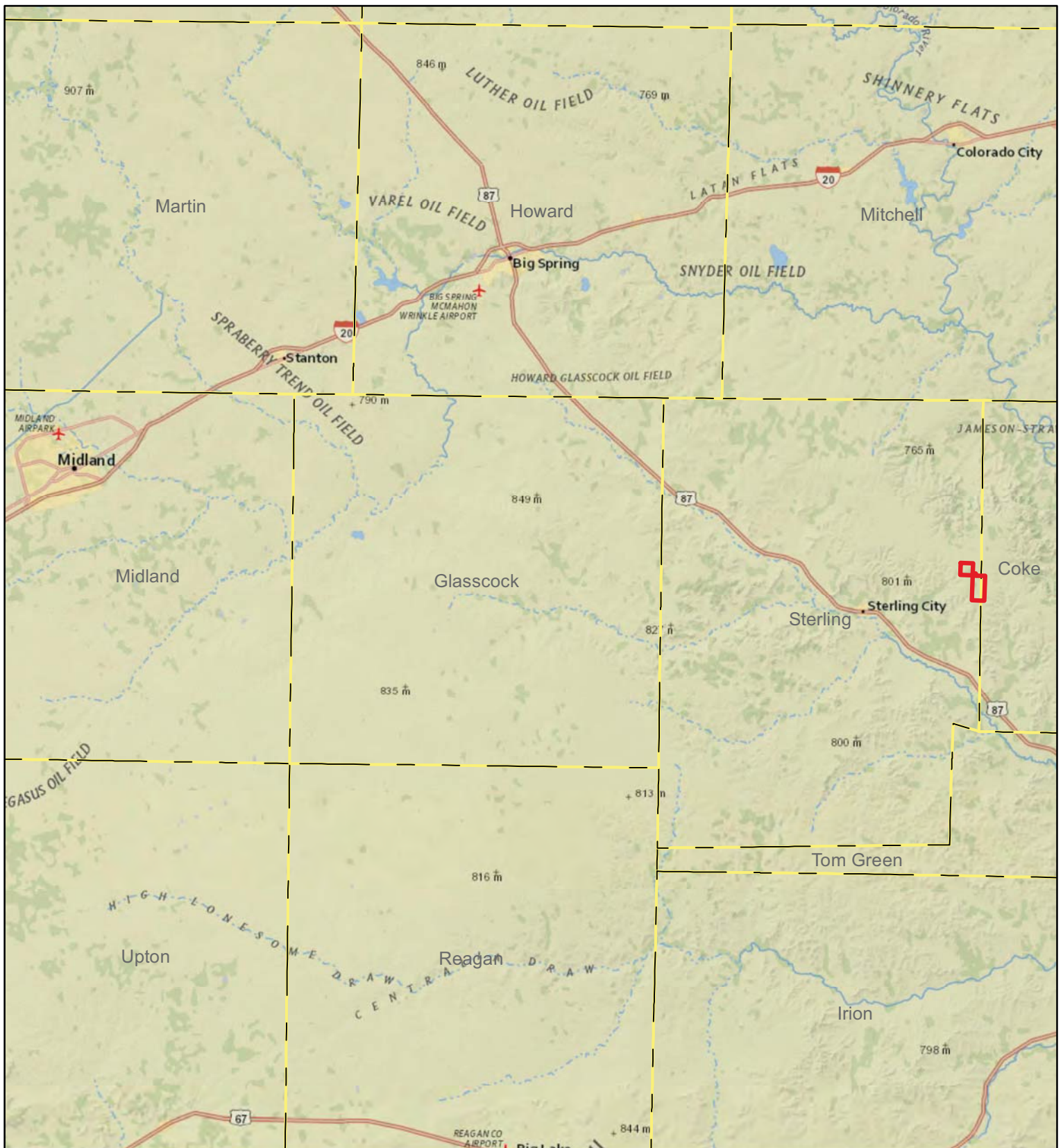
TAB 11

Maps that clearly show:

- a) Project vicinity
- b) Qualified investment including location of new building or new improvements
- c) Qualified property including location of new building or new improvements
- d) Existing property
- e) Land location within vicinity map
- f) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size

11 d) THERE IS NO EXISISTING PROPERTY

11a) Vicinity Map 1

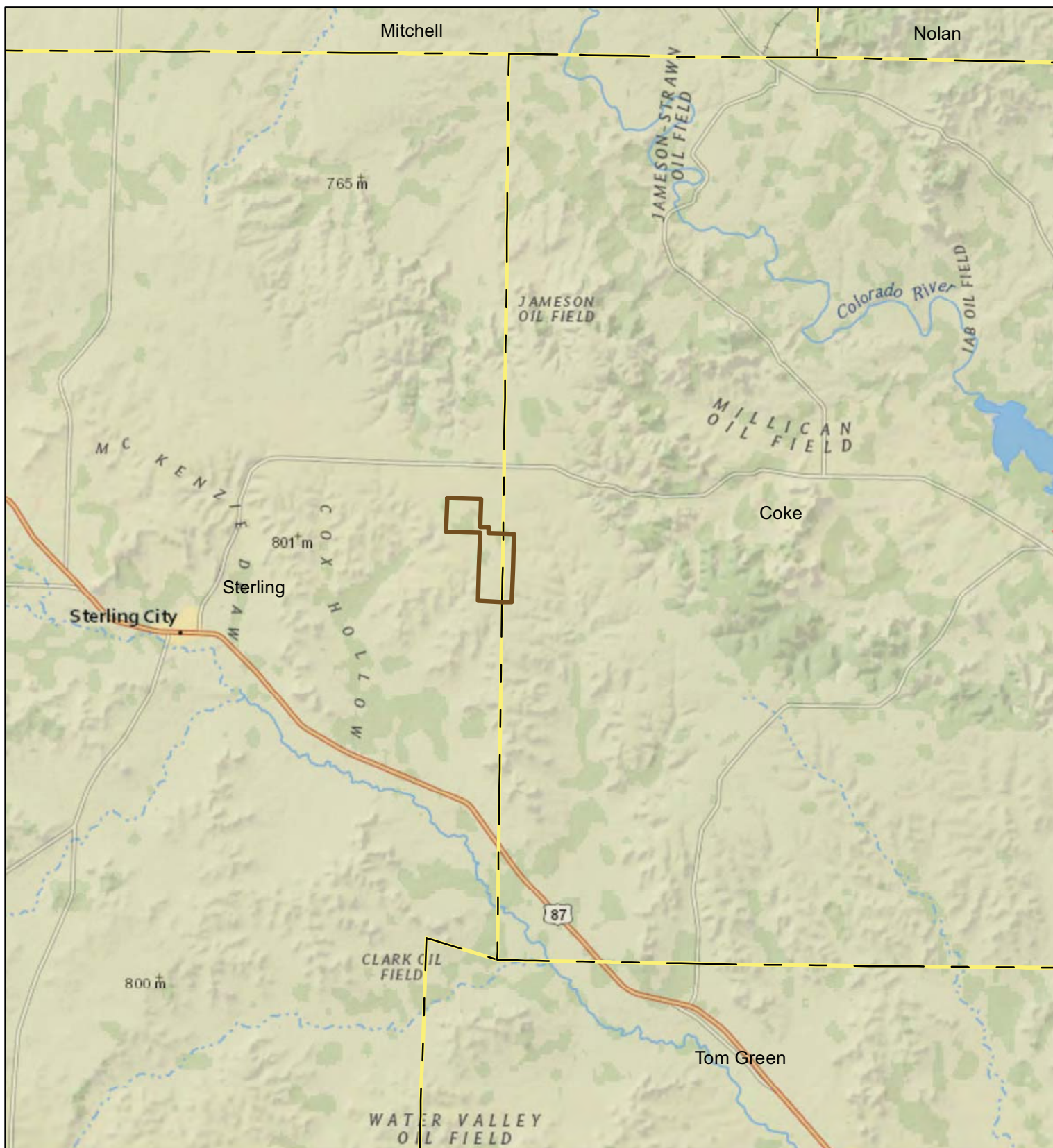


Bluebell Solar
 Wednesday, February 11, 2015
 Sterling County, Texas

- Project Boundary
- County Boundary

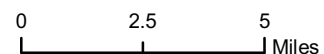


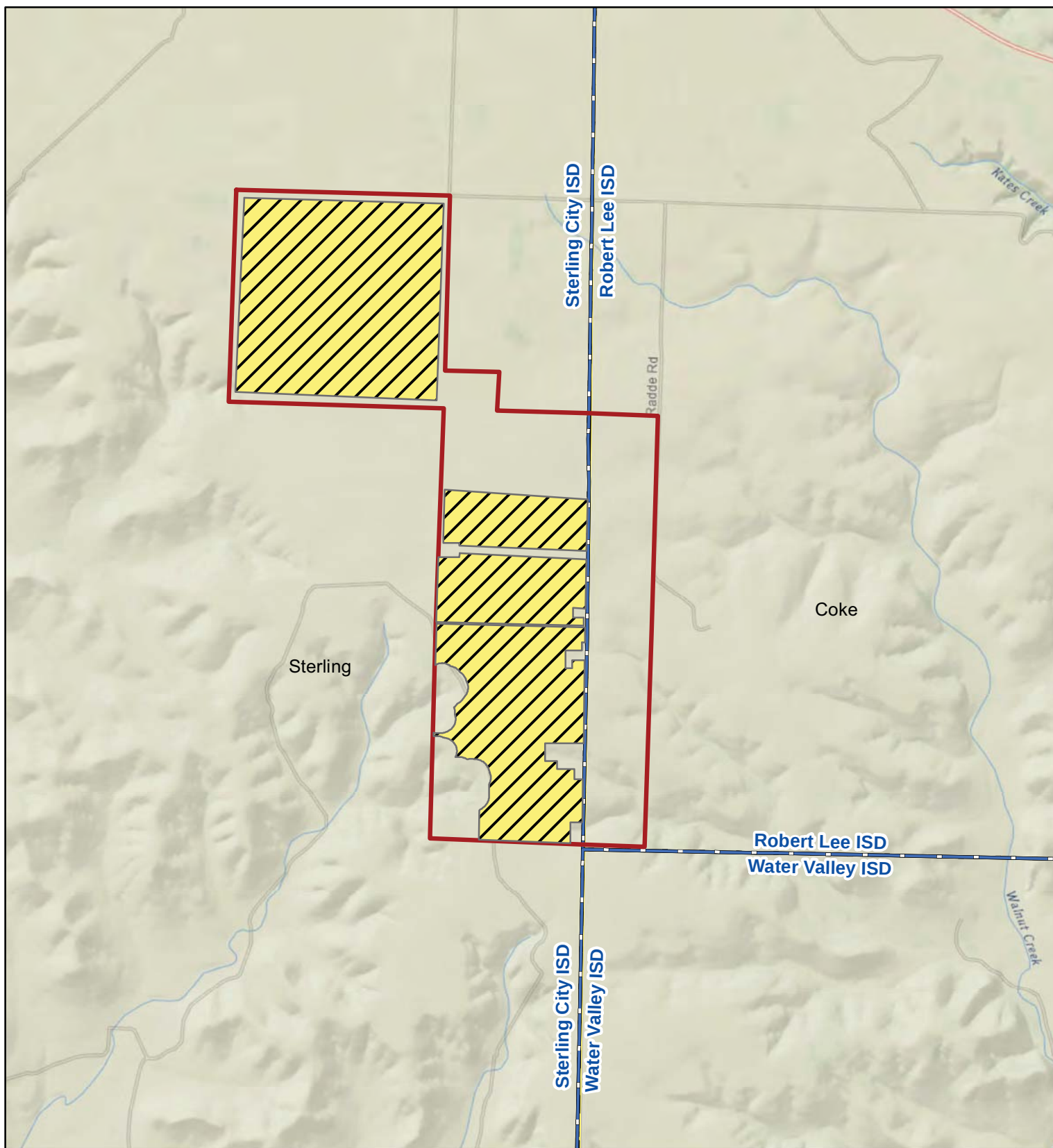
0 5 10
 Miles



Bluebell Solar
 Wednesday, February 11, 2015
 Sterling County, Texas

-  Project Boundary
-  County Boundary





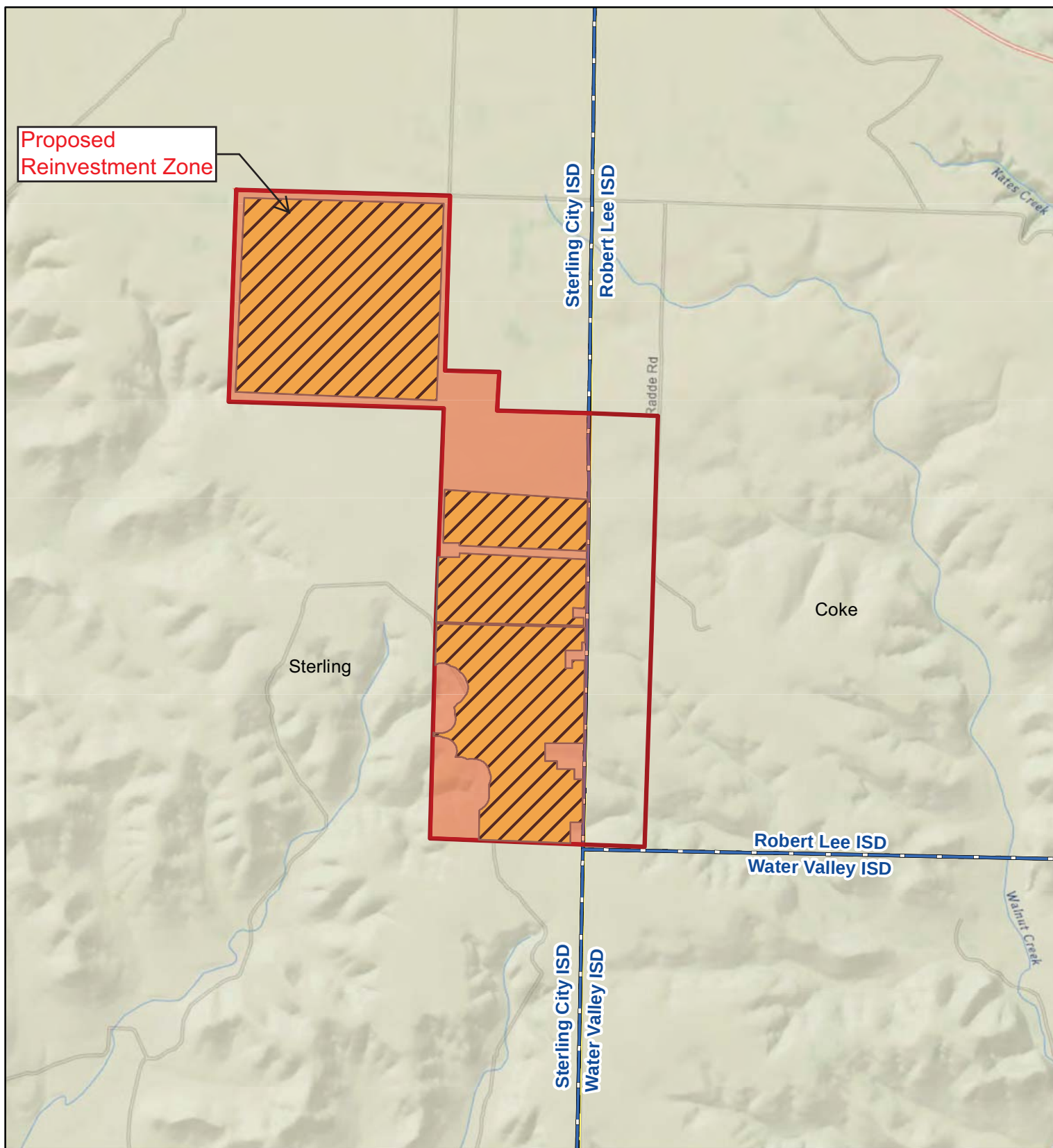
Bluebell Solar

Wednesday, February 11, 2015
Sterling County, Texas



0 0.5 1 Miles

-  Project Boundary
-  ISD Boundary
-  Solar



Bluebell Solar

Wednesday, February 11, 2015
Sterling County, Texas



0 0.5 1 Miles

- Project Boundary
- ISD Boundary
- Solar

TAB 12

Request for Waiver of Job Creation Requirement and supporting information (if applicable)

See Attached

December 8, 2015

Mr. Bob Rauch, Superintendent
Sterling City Independent School District
700 7th St.
Sterling City, TX 76951

Re: Chapter 313 Job Waiver Request

Dear Mr. Rauch,

Bluebell Solar, LLC requests that the Sterling City Independent School District's Board of Trustees waive the job requirement provision as allowed by Section 313.025(f-1) of the tax code. This waiver would be based on the school district's board findings that the jobs creation requirement exceeds the industry standard for the number of employees reasonably necessary for the operation of the facility of the property owner that is described in the application.

Bluebell Solar, LLC requests that the Sterling City Independent School District makes such a finding and waive the job creation requirement for 10 permanent jobs. In line with industry standards for job requirements, Bluebell Solar, LLC has committed to create one qualified job in Sterling City ISD.

Solar projects create a large number of full and part-time, but temporary, jobs during the construction phase of the project, but require a relatively small number of highly skilled technicians to operate and maintain the project after commercial operation commences.

The number of jobs committed to in this application is in line with the industry standards for a solar project this size. This is evidenced by previously filed limitation agreement applications by solar developers who also requested a waiver of the job requirements. In addition, there are educational materials and other documentation that also suggest that Bluebell Solar, LLC has the appropriate number of jobs for this project.

The permanent employees of a solar project maintain and service PV Panels, and inverters, underground electrical connections, substations and other infrastructure associated with the safe and reliable operation of the project. In addition to the onsite employees, there may be managers or technicians who support the project from offsite locations.

Sincerely,

A handwritten signature in black ink, reading "J. Weston Jackson", followed by a long horizontal flourish.

J. Weston Jackson
Partner

TAB 13

Calculation of three possible wage requirements with TWC documentation

- Sterling County average weekly wage for all jobs (all industries)
- Sterling County average weekly wage for all jobs (manufacturing)
- See attached Council of Governments Regional Wage Calculation and Documentation

BLUEBELL SOLAR, LLC
TAB 13 TO CHAPTER 313 APPLICATION

STERLING COUNTY
CHAPTER 313 WAGE CALCULATION - ALL JOBS - ALL INDUSTRIES

QUARTER	YEAR	AVG WEEKLY WAGES*		ANNUALIZED	
FIRST	2015	\$	1,146	\$	59,592
SECOND	2015	\$	805	\$	41,860
THIRD	2014	\$	774	\$	40,248
FOURTH	2014	\$	846	\$	43,992
AVERAGE		\$	893	\$	46,423

STERLING COUNTY
CHAPTER 313 WAGE CALCULATION - MANUFACTURING JOBS

*NO DATA AVAILABLE

CHAPTER 313 WAGE CALCULATION - REGIONAL WAGE RATE

	YEAR	AVG WEEKLY WAGES*		ANNUALIZED	
Concho Valley	2014	\$	748	\$	38,886
	X		110%		110%
		\$	823	\$	42,775

* SEE ATTACHED TWC DOCUMENTATION

Quarterly Employment and Wages (QCEW)

Back

Page 1 of 1 (40 results/page)

Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2015	1st Qtr	Sterling County	Private	00	0	10	Total, All Industries	\$1,146
2015	2nd Qtr	Sterling County	Private	00	0	10	Total, All Industries	\$805
2014	3rd Qtr	Sterling County	Private	00	0	10	Total, All Industries	\$805
2014	4th Qtr	Sterling County	Private	00	0	10	Total, All Industries	\$872

2014 Manufacturing Average Wages by Council of Government Region

Wages for All Occupations

COG	Wages	
	Hourly	Annual
Texas	\$24.18	\$50,305
1. Panhandle Regional Planning Commission	\$21.07	\$43,821
2. South Plains Association of Governments	\$16.75	\$34,834
3. NORTEX Regional Planning Commission	\$20.23	\$42,077
4. North Central Texas Council of Governments	\$25.32	\$52,672
5. Ark-Tex Council of Governments	\$17.80	\$37,017
6. East Texas Council of Governments	\$19.87	\$41,332
7. West Central Texas Council of Governments	\$19.41	\$40,365
8. Rio Grande Council of Governments	\$17.82	\$37,063
9. Permian Basin Regional Planning Commission	\$23.65	\$49,196
10. Concho Valley Council of Governments	\$18.70	\$38,886
11. Heart of Texas Council of Governments	\$20.98	\$43,636
12. Capital Area Council of Governments	\$28.34	\$58,937
13. Brazos Valley Council of Governments	\$17.57	\$36,547
14. Deep East Texas Council of Governments	\$17.76	\$36,939
15. South East Texas Regional Planning Commission	\$29.21	\$60,754
16. Houston-Galveston Area Council	\$26.21	\$54,524
17. Golden Crescent Regional Planning Commission	\$23.31	\$48,487
18. Alamo Area Council of Governments	\$19.46	\$40,477
19. South Texas Development Council	\$13.91	\$28,923
20. Coastal Bend Council of Governments	\$25.12	\$52,240
21. Lower Rio Grande Valley Development Council	\$16.25	\$33,808
22. Texoma Council of Governments	\$20.51	\$42,668
23. Central Texas Council of Governments	\$18.02	\$37,486
24. Middle Rio Grande Development Council	\$20.02	\$41,646

110% x \$38,886
= \$42,775

Source: Texas Occupational Employment and Wages

Data published: July 2015

Data published annually, next update will be July 31, 2016

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

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

Data intended for TAC 313 purposes only.

TAB 14

Schedules A1, A2, B, C and D completed and signed Economic Impact (if applicable)

See attached Schedules A1, A2, B, C and D

PROPERTY INVESTMENT AMOUNTS								
(Estimated investment in each year. Do not put cumulative totals.)								
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other new investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Other new investment made during this year that may become Qualified Property [SEE NOTE]	Total Investment (Sum of Columns A+B+C+D)
Investment made before filing complete application with district	--	Year preceding the first complete tax year of the qualifying time period (assuming no deferrals of qualifying time period)	2016	Not eligible to become Qualified Property			[The only other investment made before filing complete application with district that may become Qualified Property is land.]	0
Investment made after filing complete application with district, but before final board approval of application				0	0	0	0	
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period				0	0	0	0	
Complete tax years of qualifying time period	QTP1	2017-2018	2017	70,000,000	0	0	0	70,000,000
	QTP2	2018-2019	2018	105,000,000	0	0	0	105,000,000
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				175,000,000	0	0	0	175,000,000
				Enter amounts from TOTAL row above in Schedule A2				
Total Qualified Investment (sum of green cells)				175,000,000				

For All Columns: List amount invested each year, not cumulative totals.

Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application.
Only tangible personal property that is specifically described in the application can become qualified property.

Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.

Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property—described in SECTION 13, question #5 of the application.

Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.

Total Investment: Add together each cell in a column and enter the sum in the blue total investment row. Enter the data from this row into the first row in Schedule A2.

Qualified Investment: For the green qualified investment cell, enter the sum of all the green-shaded cells.

Date12/8/2015

Applicant NameBluebell Solar, LLC

ISD NameSterling City ISD

Form 50-296A

Revised May 2014

PROPERTY INVESTMENT AMOUNTS								
(Estimated Investment in each year. Do not put cumulative totals.)								
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Other investment made during this year that will become Qualified Property {SEE NOTE]	Total Investment (A+B+C+D)
Total Investment from Schedule A1*	--	TOTALS FROM SCHEDULE A1		Enter amounts from TOTAL row in Schedule A1 in the row below				
				175,000,000	0	0	0	175,000,000
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2018-2019	2018	0	0	0	0	0
Value limitation period***	1	2019-2020	2019	0	0	1,100,000	0	1,100,000
	2	2020-2021	2020	0	0	1,133,000	0	1,133,000
	3	2021-2022	2021	0	0	1,166,990	0	1,166,990
	4	2022-2023	2022	0	0	1,202,000	0	1,202,000
	5	2023-2024	2023	0	0	1,238,060	0	1,238,060
	6	2024-2025	2024	0	0	1,275,201	0	1,275,201
	7	2025-2026	2025	0	0	1,313,458	0	1,313,458
	8	2026-2027	2026	0	0	1,352,861	0	1,352,861
	9	2027-2028	2027	0	0	1,393,447	0	1,393,447
	10	2028-2029	2028	0	0	1,435,251	0	1,435,251
Total Investment made through limitation				175,000,000	0	12,610,267	0	187,610,267
Continue to maintain viable presence	11	2029-2030	2029			1,478,308		1,478,308
	12	2030-2031	2030			1,522,657		1,522,657
	13	2031-2032	2031			1,568,337		1,568,337
	14	2032-2033	2032			1,615,387		1,615,387
	15	2033-2034	2033			1,663,849		1,663,849
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2034-2035	2034			1,713,764		1,713,764
	17	2035-2036	2035			1,765,177		1,765,177
	18	2036-2037	2036			1,818,132		1,818,132
	19	2037-2038	2037			1,872,676		1,872,676
	20	2038-2039	2038			1,928,857		1,928,857
	21	2039-2040	2039	1,986,722	1,986,722			
	22	2040-2041	2040	2,046,324	2,046,324			
	23	2041-2042	2041	2,107,714	2,107,714			
	24	2042-2043	2042	2,170,945	2,170,945			
	25	2043-2044	2043	2,236,074	2,236,074			

* All investments made through the qualifying time period are captured and totaled on Schedule A1 [blue box] and incorporated into this schedule in the **first row**.

** Only investment made during deferrals of the start of the limitation (after the end of qualifying time period but before the start of the Value Limitation Period) should be included in the "year prior to start of value limitation period" row(s). If the limitation starts at the end of the qualifying time period or the qualifying time period overlaps the limitation, no investment should be included on this line.

*** If your qualifying time period will overlap your value limitation period, do not also include investment made during the qualifying time period in years 1 and/or 2 of the value limitation period, depending on the overlap. Only include investments/years that were **not** captured on Schedule A1.

For All Columns: List amount invested each year, not cumulative totals. Only include investments in the remaining rows of Schedule A2 that were not captured on Schedule A1.

Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application.
Only tangible personal property that is specifically described in the application can become qualified property.

Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.

Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property—described in SECTION 13, question #5 of the application.

Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.

Schedule B: Estimated Market And Taxable Value (of Qualified Property Only)

Date

12/8/2015

Applicant Name

Bluebell Solar, LLC

Form 50-296A

ISD Name

Sterling City ISD

Revised May 2014

	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Qualified Property			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 buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2018-2019	2018	0	0	17,500,000	17,500,000	17,500,000	17,500,000
Value Limitation Period	1	2019-2020	2019	0	0	161,000,000	161,000,000	161,000,000	30,000,000
	2	2020-2021	2020	0	0	147,000,000	147,000,000	147,000,000	30,000,000
	3	2021-2022	2021	0	0	133,000,000	133,000,000	133,000,000	30,000,000
	4	2022-2023	2022	0	0	117,250,000	117,250,000	117,250,000	30,000,000
	5	2023-2024	2023	0	0	101,500,000	101,500,000	101,500,000	30,000,000
	6	2024-2025	2024	0	0	85,750,000	85,750,000	85,750,000	30,000,000
	7	2025-2026	2025	0	0	68,250,000	68,250,000	68,250,000	30,000,000
	8	2026-2027	2026	0	0	52,500,000	52,500,000	52,500,000	30,000,000
	9	2027-2028	2027	0	0	42,000,000	42,000,000	42,000,000	30,000,000
	10	2028-2029	2028	0	0	36,750,000	36,750,000	36,750,000	30,000,000
Continue to maintain viable presence	11	2029-2030	2029	0	0	36,750,000	36,750,000	36,750,000	36,750,000
	12	2030-2031	2030	0	0	36,750,000	36,750,000	36,750,000	36,750,000
	13	2031-2032	2031	0	0	36,750,000	36,750,000	36,750,000	36,750,000
	14	2032-2033	2032	0	0	36,750,000	36,750,000	36,750,000	36,750,000
	15	2033-2034	2033	0	0	36,750,000	36,750,000	36,750,000	36,750,000
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2034-2035	2034	0	0	36,750,000	36,750,000	36,750,000	36,750,000
	17	2035-2036	2035	0	0	36,750,000	36,750,000	36,750,000	36,750,000
	18	2036-2037	2036	0	0	36,750,000	36,750,000	36,750,000	36,750,000
	19	2037-2038	2037	0	0	36,750,000	36,750,000	36,750,000	36,750,000
	20	2038-2039	2038	0	0	36,750,000	36,750,000	36,750,000	36,750,000
	21	2039-2040	2039	0	0	36,750,000	36,750,000	36,750,000	36,750,000
	22	2040-2041	2040	0	0	36,750,000	36,750,000	36,750,000	36,750,000
	23	2041-2042	2041	0	0	36,750,000	36,750,000	36,750,000	36,750,000
	24	2042-2043	2042	0	0	36,750,000	36,750,000	36,750,000	36,750,000
	25	2043-2044	2043	0	0	36,750,000	36,750,000	36,750,000	36,750,000

Notes: Market value in future years is good faith estimate of future taxable value for the purposes of property taxation.
Only include market value for eligible property on this schedule.

Schedule C: Employment Information

Date 12/8/2015
 Applicant Name Bluebell Solar, LLC
 ISD Name Sterling City ISD

Form 50-296A

Revised May 2014

				Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Number of Construction FTE's or man-hours (specify)	Average annual wage rates for construction workers	Number of non-qualifying jobs applicant estimates it will create (cumulative)	Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Average annual wage of new qualifying jobs
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2017-2018	2017	110 FTE	50,000	0	0	0
	0	2018-2019	2018	165 FTE	50,000	1	1	43,000
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2019-2020	2019	N/A	N/A	1	1	43,000
	2	2020-2021	2020	N/A	N/A	1	1	43,000
	3	2021-2022	2021	N/A	N/A	1	1	43,000
	4	2022-2023	2022	N/A	N/A	1	1	43,000
	5	2023-2024	2023	N/A	N/A	1	1	43,000
	6	2024-2025	2024	N/A	N/A	1	1	43,000
	7	2025-2026	2025	N/A	N/A	1	1	43,000
	8	2026-2027	2026	N/A	N/A	1	1	43,000
	9	2027-2028	2027	N/A	N/A	1	1	43,000
	10	2028-2029	2028	N/A	N/A	1	1	43,000
Years Following Value Limitation Period	11 through 25	2027-2042	2027-2041	N/A	N/A	1	1	43,000

Notes: See TAC 9.1051 for definition of non-qualifying jobs.
 Only include jobs on the project site in this school district.

- C1.** Are the cumulative number of qualifying jobs listed in Column D less than the number of qualifying jobs required by statute? (25 ☒ Yes ☐ No
 qualifying jobs in Subchapter B districts, 10 qualifying jobs in Subchapter C districts)
 If yes, answer the following two questions:
- C1a.** Will the applicant request a job waiver, as provided under 313.025(f-1)? ☒ Yes ☐ No
- C1b.** Will the applicant avail itself of the provision in 313.021(3)(F)? ☐ Yes ☒ No

Schedule D: Other Incentives (Estimated)

Date 12/8/2015
Applicant Name Bluebell Solar, LLC
ISD Name Sterling City ISD

Form 50-296A

Revised May 2014

State and Local Incentives for which the Applicant intends to apply (Estimated)						
Incentive Description	Taxing Entity (as applicable)	Beginning Year of Benefit	Duration of Benefit	Annual Tax Levy without Incentive	Annual Incentive	Annual Net Tax Levy
Tax Code Chapter 311	County:	N/A	N/A	N/A	N/A	N/A
	City:	N/A	N/A	N/A	N/A	N/A
	Other:	N/A	N/A	N/A	N/A	N/A
Tax Code Chapter 312	County: Sterling County	2019	10 Years	Annual Avg. of \$347,400	see detail below	Annual Avg. of \$146,150
	City:	N/A	N/A	N/A	N/A	N/A
	Other:	N/A	N/A	N/A	N/A	N/A
Local Government Code Chapters 380/381	County:	N/A	N/A	N/A	N/A	N/A
	City:	N/A	N/A	N/A	N/A	N/A
	Other:	N/A	N/A	N/A	N/A	N/A
Freeport Exemptions	N/A	N/A	N/A	N/A	N/A	N/A
Non-Annexation Agreements	N/A	N/A	N/A	N/A	N/A	N/A
Enterprise Zone/Project	N/A	N/A	N/A	N/A	N/A	N/A
Economic Development Corporation	N/A	N/A	N/A		N/A	
Texas Enterprise Fund	N/A	N/A	N/A		N/A	
Employee Recruitment	N/A	N/A	N/A		N/A	
Skills Development Fund	N/A	N/A	N/A		N/A	
Training Facility Space and Equipment	N/A	N/A	N/A		N/A	
Infrastructure Incentives	N/A	N/A	N/A		N/A	
Permitting Assistance	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
TOTAL				347,400		146,150

Additional information on incentives for this project:

Sterling County Terms: No agreement has been signed. 70% abatement for tax years 2019 - 2023 and 30% abatement for tax years 2024-2028

TAB 15

Economic Impact Analysis, other payments made in the state or other economic information (if applicable)

None

TAB 16

Description of Reinvestment Zone or Enterprise Zone, including:

- a) Evidence that the area qualifies as a enterprise zone as defined by the Governor's office*
- b) Legal description of reinvestment zone**
- c) Order, resolution, or ordinance established the reinvestment zone**
- d) Guidelines and criteria for creating the zone**

16 a) Not Applicable

16 b) Will be provided in March once Sterling County creates the Reinvestment Zone.

16 c) Will be provided in March once Sterling County creates the Reinvestment Zone.

16 d) Will be provided once Sterling County re-adopts Guidelines and Criteria

TAB 17

Signature and Certification page, signed and dated by Authorized School District Representative and Authorized Company Representative (applicant)

See Attached

SECTION 16: Authorized Signatures and Applicant Certification

After the application and schedules are complete, an authorized representative from the school district and the business should review the application documents and complete this authorization page. Attach the completed authorization page in **Tab 17**. **NOTE:** If you amend your application, you will need to obtain new signatures and resubmit this page, Section 16, with the amendment request.

1. Authorized School District Representative Signature

I am the authorized representative for the school district to which this application is being submitted. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code.

print
here

Bob Rauch

Print Name (Authorized School District Representative)

Superintendent

Title

sign
here

Bob Rauch

Signature (Authorized School District Representative)

12-10-15

Date

2. Authorized Company Representative (Applicant) Signature and Notarization

I am the authorized representative for the business entity for the purpose of filing this application. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code. The information contained in this application and schedules is true and correct to the best of my knowledge and belief.

I hereby certify and affirm that the business entity I represent is in good standing under the laws of the state in which the business entity was organized and that no delinquent taxes are owed to the State of Texas.

print
here

Greg Schneck

Print Name (Authorized Company Representative (Applicant))

Vice President, Development

Title

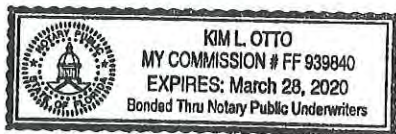
sign
here

Greg Schneck

Signature (Authorized Company Representative (Applicant))

December 9, 2015

Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

9th day of December, 2015

Kim L. Otto

Notary Public in and for the State of Texas

My Commission expires: 3-28-2020

If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.