

FINDINGS
of the
WILDORADO INDEPENDENT
SCHOOL DISTRICT
BOARD OF TRUSTEES

Under Chapter 313 of the
Texas Tax Code

ON THE APPLICATION FOR
APPRAISED VALUE LIMITATION
ON QUALIFIED PROPERTY

SUBMITTED BY

CANADIAN BREAKS LLC

Comptroller Application Number 1146

STATE OF TEXAS §
COUNTIES OF OLDHAM & DEAF SMITH §

On or about the 18th day of July, 2016, the Board of Trustees for the Wildorado Independent School District received an Application for Appraised Value Limitation on Qualified Property from Canadian Breaks, pursuant to Chapter 313 of the Texas Tax Code (the “Application”). The general nature of Applicant’s investment in qualified property set forth in the Application is for construction and operation of a renewable energy electric generation facility, specifically wind-powered electric generating facility (the “Property”). See Application, Tab 4, attached hereto as Attachment A and Attachment D. The Board agreed to consider such Application, and the District’s Superintendent formally acknowledged receipt of the Application for consideration on behalf of the District, which was delivered to the Texas Comptroller of Public Accounts immediately upon a determination that the Application was complete. The Comptroller acknowledged receipt of the Application on or about August 1, 2016. Thereafter, on or about August 22, 2016, the District, on behalf of the Applicant, submitted Amendment No. 01 (revised wage data and job waiver letter). The Comptroller issued its notice of completeness on or about August 30, 2016, the Application Review Start Date. Thereafter, on behalf of Applicant, on or about September 27, 2016, the District on behalf of Applicant, submitted Amendment No. 2 (project description and job waiver letter). The Application and Amendment Nos. 1 and 2 are hereafter collectively referred to as the “Application.” A copy of the Application and Comptroller’s completeness letter of August 30, 2016 are collectively attached hereto as Attachment A.

The Texas Taxpayer Identification number for Canadian Breaks LLC is 32038742105. Canadian Breaks is an entity subject to Chapter 171 of the Texas Tax Code and is certified to be in good standing with the Texas Comptroller of Public Accounts as required by Texas Tax Code §313.024(a). See Attachments A, B and C.

The Board acknowledged receipt of the Application and necessary application fee as established by §313.025(a)(1) of the Texas Tax Code and Local District Policy.

The Application was delivered to the Texas Comptroller's Office for review pursuant to §313.025(b) of the Texas Tax Code.

A copy of the Application was delivered to the Deaf Smith and Oldham County Appraisal Districts for review pursuant to 34 Texas Administrative Code §9.1054.

The Application was reviewed by the Texas Comptroller's Office pursuant to Texas Tax Code §§313.025 and 313.026. After receipt of the Application, the Texas Comptroller's Office caused an Economic Impact Analysis to be conducted. The Comptroller, pursuant to Texas Tax Code §313.025(h), determined the project subject to the Application meets the requirements for eligibility under Texas Tax Code §313.024 for a limitation on appraised value, and after reviewing the Application based on the criteria set out in Texas Tax Code § 313.026, issued a Certificate for a Limitation on Appraised Value on October 31, 2016 that the Application be approved (the "Certificate Decision"). See Attachment C. The Board of Trustees has carefully considered such Evaluation and Certificate Decision. Copies of the Certificate Decision and Economic Impact Analysis are attached to these Findings as Attachments C and D, respectively.

The Board also directed that a specific school financial analysis be conducted of the impact of the proposed value limitation on the finances of Wildorado Independent School District. A copy of a report prepared by McDowell & Brown, LLC and dated September 20, 2016 is attached to these Findings as Attachment E.

The Board has confirmed that the taxable value of industrial property applicable to the Canadian Breaks Application in the Wildorado Independent School District for the preceding tax year, as determined under Subchapter M, Chapter 403 of the Texas Government Code, fell within a rural school district, Category 1 of §313.054 of the Texas Tax Code at the time the Certificate Decision was issued. See "2015 Property Value Study Report," attached hereto as Attachment G; see also Attachment D.

After receipt of the completed Application, the District entered into negotiations with Canadian Breaks regarding the specific language to be included in the Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes (the "Agreement") pursuant to Chapter 313 of the Texas Tax Code, including appropriate revenue protection provisions for the District. The parties were able to agree upon language for inclusion into a draft agreement pursuant to Texas Tax Code §313.027. As required by the Comptroller's Office, the parties changed only the provisions of the template that the Comptroller permitted (2016 Form 50-826). The proposed Agreement is attached to these Findings as Attachment H, and that form of the Agreement (as defined by 34. Tex. Admin. Code §9.1015) was submitted to and approved by the Comptroller, as required by 34 Tex. Admin. Code §9.1015(e)(1). See copy of December 1, 2016, Agreement Review Letter from the Comptroller, attached to these Findings as Attachment I.

After review of the Comptroller's Certificate Decision and Economic Impact Analysis, and in consideration of its own analysis of Canadian Breaks' Application and all other related documentation attached hereto, the Board makes the following additional Findings as follows:

Board Finding Number 1.

Based on the Applicant's statement in Tab 4 of the Application that the proposed project consists of 53 wind turbines within Wildorado ISD which will be capable of generating approximately 122 MW of electricity, and based on the Comptroller's Certificate Decision that the eligibility category for the project is "Renewable Energy Electric Generation - Wind," the Property meets the requirements for eligibility for a limitation on appraised value under Texas Tax Code §313.024(b)(5).

In support of Finding Number 1, the Comptroller's Certificate Decision states:

Determination required by 313.025(h)

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

* * *

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

See Attachment C. See also Application (Tab 4), attached hereto as Attachment A; and Attachment D.

Board Finding Number 2.

The project proposed by Applicant is reasonably likely to generate sufficient tax revenue to offset the District's maintenance and operations ad valorem tax revenue lost as a result of the Agreement before the 25th anniversary of the beginning of the limitation period.

In support of Finding Number 2, the Certificate Decision states:

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

See Attachment C.

Also in support of Finding Number 2, the Comptroller's Economic Impact Analysis states:

Attachment B - Tax Revenue over 25 Years

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

	Tax Year	Estimated ISD M&O Tax Levy Generated (Annual)	Estimated ISD M&O Tax Levy Generated (Cumulative)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Annual)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Cumulative)
Limitation Pre-Years	2015	\$0	\$0	\$0	\$0
	2016	\$0	\$0	\$0	\$0
	2017	\$260	\$260	\$0	\$0
Limitation Period (10 Years)	2018	\$312,000	\$312,260	\$1,093,940	\$1,093,940
	2019	\$312,000	\$624,260	\$981,734	\$2,075,674
	2020	\$312,000	\$936,260	\$878,491	\$2,954,165
	2021	\$312,000	\$1,248,260	\$783,494	\$3,737,659
	2022	\$312,000	\$1,560,260	\$696,086	\$4,433,745
	2023	\$312,000	\$1,872,260	\$615,658	\$5,049,402
	2024	\$312,000	\$2,184,260	\$541,653	\$5,591,056
	2025	\$312,000	\$2,496,260	\$473,559	\$6,064,615
	2026	\$312,000	\$2,808,260	\$410,902	\$6,475,517
	2027	\$312,000	\$3,120,260	\$353,249	\$6,828,766
Maintain Viable Presence (5 Years)	2028	\$612,198	\$3,732,458	\$0	\$6,828,766
	2029	\$563,384	\$4,295,842	\$0	\$6,828,766
	2030	\$518,466	\$4,814,308	\$0	\$6,828,766
	2031	\$477,134	\$5,291,442	\$0	\$6,828,766
	2032	\$439,101	\$5,730,543	\$0	\$6,828,766
Additional Years as Required by 313.026(c)(1) (10 Years)	2033	\$404,105	\$6,134,648	\$0	\$6,828,766
	2034	\$371,901	\$6,506,549	\$0	\$6,828,766
	2035	\$342,267	\$6,848,816	\$0	\$6,828,766
	2036	\$314,998	\$7,163,814	\$0	\$6,828,766
	2037	\$289,905	\$7,453,720	\$0	\$6,828,766
	2038	\$263,216	\$7,716,935	\$0	\$6,828,766
	2039	\$263,055	\$7,979,990	\$0	\$6,828,766
	2040	\$262,902	\$8,242,892	\$0	\$6,828,766
	2041	\$262,757	\$8,505,649	\$0	\$6,828,766
	2042	\$262,619	\$8,768,269	\$0	\$6,828,766

\$8,768,269

is greater than

\$6,828,766

Analysis Summary

Is the project reasonably likely to generate tax revenue in an amount sufficient to offset the M&O levy loss as a result of the limitation agreement?

Yes

NOTE: The analysis above only takes into account this project's estimated impact on the M&O portion of the school district property tax levy directly related to this project.

Source: CPA, Canadian Breaks, LLC

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

See Attachment D.

Board Finding Number 3.

The new qualifying jobs creation requirement under § 313.051(b) exceeds the industry standard for the number of employees reasonably necessary for the operation of the Applicant's facility described in the Application, and Applicant qualifies for a waiver of the new jobs requirement pursuant to § 313.025(f-1).

In support of this Finding, Applicant submitted information as Tab 12 to its Application regarding the industry standard for the number of jobs for a project with qualified property of this size and type. The revised Tab 12 provides that for a project of the size and type described in the Application, the project will require less than ten (10) permanent jobs. Applicant reports the industry standard for employment is typically one full-time employee for approximately every 15 - 20 turbines. Applicant further reports that wind energy projects create a large number of full-time jobs during the construction phase, but these jobs are temporary by nature. Once the project is in operation, a small crew of full-time employees will maintain and operate facility. Applicant further reports it will create 4 full time jobs for 53 wind turbines (approximately 122 MW capacity project) located within Wildorado ISD, which is consistent with industry standards. A copy of Tab 12 submitted with the Application is attached hereto as Attachment J.

See also Attachments A (Tab 4), and D.

Board Finding Number 4.

The Applicant will create four (4) new qualifying jobs, which Applicant affirms will meet all of the requirements set out in Texas Tax Code §313.021(3), including: (1) at least 1,600 hours of work per year; (2) provision of group health benefit plan with at least 80% of the premium paid by Applicant; (3) pay an annual wage of \$47,236 (\$908 per week), an amount equal to at least 110% of the average weekly wage for manufacturing jobs in the Region designated by the applicable Regional Planning Commission (Panhandle Regional Planning Commission); (4) are not created to replace a previous employee; and (5) are not transferred from another area of Texas to the project described the Application.

See Attachments A, D and J.

Board Finding Number 5.

The Applicant does not intend to create any non-qualifying jobs.

In its application, Applicant indicates that it does not intend to create any non-qualifying jobs. But, for any non-qualifying job which the Applicant may create, the Applicant will be required to pay at least \$865 per week, the county average wage for all jobs in the County, in accordance with the provisions of Texas Tax Code §313.024(d). See Attachments A and D.

Board Finding Number 6.

The ability of the Applicant to locate the proposed wind powered electric generating facility in another state or another region of this state is significant because of the highly competitive marketplace for electricity and economic development. Therefore, the limitation on appraised value is a determining factor in the Applicant's decision to invest capital and construct the project in Texas and Wildorado ISD.

See Attachment C.

In support of Finding Number 6, the Comptroller's Certificate states, "[t]he Comptroller has determined that the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construction the project in this state." See Attachment C. Further, the Economic Impact Analysis states:

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

- Canadian Breaks, LLC in Tab 5 of their Application for a Limitation on Appraised Value:
 - A. "Canadian Breaks has entered into a number of contracts related to the project, including long-term lease option agreements with area landowners and Chapter 312 tax abatement agreements with other taxing jurisdictions. None of these contracts obligate Canadian Breaks to construct the project."
 - B. "The applicant is actively pursuing other projects throughout the US and internationally, and in other Texas Counties that are competing for the limited investment funds. The applicant requires this appraised value limitation in order to move forward with the project at this location."
 - C. "Without the available tax incentives, the economics of the project become far less attractive and the likelihood of completing the project and selling the electricity at competitive prices becomes unlikely. Property taxes can be the highest operating expense for a wind generation facility as they do not have any associated fuel costs for the production of electricity. With electricity prices already below the national average in Texas, it is necessary to limit the property tax liabilities for the project in order to be able to offer electricity at prices that are marketable to Texas customers."
 - D. "Without the limitation approval, the applicant would likely terminate the Project, including the aforementioned contracts, leases, and limited improvements, in order to reallocate resources in areas with more favorable economics."

See Attachment D.

Board Finding Number 7.

The proposed limitation on appraised value for the qualified property is \$30,000,000.

The Comptroller's Minimum School District Limitation Values Report, updated in October 2015, using School and Appraisal District Property Value Study 2015 Final Findings, provides that the District is a Subchapter C, Category 1 District, with a minimum limitation of \$30,000,000. See Attachments A and D.

Board Finding Number 8.

The revenue gains that will be realized by the school district if the Application is approved will be significant in the long term, with special reference to revenues used for supporting school district debt.

In support of this Finding, McDowell & Brown, LLC estimate in the District's Financial Impact Report, based on Canadian Breaks' Application, that the project would add \$135,186,533 to the tax base at the peak investment level for tax year 2018. This additional value is fully taxable for debt service taxes and can be used to meet any current or future debt needs. See Tables I and II of Attachment E. See also Schedule B of Attachment A, and Table 4 of Attachment D. In addition, the potential revenue gains from Supplemental Payments as provided for in the proposed Agreement are estimated to be \$700,000. See Attachment H at Section 6.2.A and Table VI of Attachment E.

Board Finding Number 9.

The effect of the Applicant's proposal, if approved, is not expected to increase the District's instructional facility needs. Wildorado ISD can easily accommodate the projected student growth anticipated from Applicant's project with its existing facilities. However, possible increases in and/or changes to class size and personnel could cause the District to incur extraordinary education related expenses.

In support of this finding, the District's Financial Impact Report states:

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

Based on average statewide figures provided by a demographer, it is projected that each new household would produce .5 students. Thus, the new four positions equates to 2 new students.

This minimal projected student growth can easily be accommodated with the current facilities of Wildorado ISD.

See Table VII of Attachment E. See also TEA's Facilities Impact Review Letter at Attachment F.

Board Finding Number 10.

The projected dollar amount of the maintenance and operations taxes that would be imposed on the qualified property for each year of the Agreement if the property does not receive a limitation on appraised value, based on the further depreciations of investment provided by Applicant, is shown in Table II of Attachment E (column labeled "Taxes w/o Agreement"), and is further based on the assumption that the projected total maintenance and operations tax rate and interest & sinking fund tax rate per \$100 in valuation in each year of the Agreement will be as indicated in Table II.

TABLE II- Computation of Net Tax Savings:

Fiscal Year	Projected M&O Tax Rate	Projected I&S Tax Rate	Taxes w/o Agreement	Tax Savings with Agreement	Payment of District's Revenue Losses	Net Tax Savings
2016-2017	1.040	0.430	0	0	0	0
2017-2018	1.040	0.379	260	0	0	0
2018-2019	1.040	0.236	1,405,940	1,093,940	(657,518)	436,422
2019-2020	1.040	0.250	1,293,734	981,734	0	981,734
2020-2021	1.040	0.261	1,190,491	878,491	(25,032)	853,458
2021-2022	1.040	0.272	1,095,494	783,494	(20,479)	763,015
2022-2023	1.040	0.283	1,008,086	696,086	(15,013)	681,072
2023-2024	1.040	0.293	927,658	615,658	(11,504)	604,154
2024-2025	1.040	0.303	853,653	541,653	(8,336)	533,318
2025-2026	1.040	0.313	785,559	473,559	(5,480)	468,079
2026-2027	1.040	0.323	722,902	410,902	(3,023)	407,879
2027-2028	1.040	0.333	665,249	353,249	(697)	352,552
2028-2029	1.040	0.343	612,198	0	0	0
2029-2030	1.040	0.353	563,384	0	0	0
2030-2031	1.040	0.363	518,466	0	0	0
2031-2032	1.040	0.372	477,134	0	0	0
2032-2033	1.040	0.382	439,101	0	0	0
Totals			12,559,309	6,828,766	(747,083)	6,081,682

See also Table 3 of Attachment D.

Board Finding Number 11.

The projected dollar amount of the maintenance and operations taxes that would be imposed on the qualified property, for each year of the Agreement, if the property does receive a limitation on appraised value with the projected depreciations of investment, is discernible from Table II of Attachment E (subtracting the amounts in the column labeled “Tax Savings with Agreement” from the column labeled “Taxes w/o Agreement”), and is based on the assumption that the projected total maintenance and operations tax rate and interest and sinking fund tax rate per \$100 in valuation in each year of the Agreement will be as indicated in Table II.

TABLE II- Computation of Net Tax Savings:

Fiscal Year	Projected M&O Tax Rate	Projected I&S Tax Rate	Taxes w/o Agreement	Tax Savings with Agreement	Payment of District’s Revenue Losses	Net Tax Savings
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2021-2022	1.040	0.272	1,095,494	783,494	(20,479)	763,015
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2026-2027	1.040	0.323	722,902	410,902	(3,023)	407,879
2027-2028	1.040	0.333	665,249	353,249	(697)	352,552
2028-2029	1.040	0.343	612,198	0	0	0
2029-2030	1.040	0.353	563,384	0	0	0
2030-2031	1.040	0.363	518,466	0	0	0
2031-2032	1.040	0.372	477,134	0	0	0
2032-2033	1.040	0.382	439,101	0	0	0
Totals			12,559,309	6,828,766	(747,083)	6,081,682

See also Table 4 of Attachment D.

Board Finding Number 12.

Based upon the Applicant’s certification that the Application is true and correct, the Comptroller’s Economic Impact Analysis, the Comptroller’s Certificate Decision, and the consultants’ review of these and other documents, the Board has determined that the information provided by the Applicant in its Application was true and correct when it was submitted.

Upon acceptance of the Application, the District requested the Comptroller to undertake an economic impact evaluation and retained certain consultants to help the Board determine: (1) that Applicant’s information contained in the Application as to existing facts is true and correct; (2) that

Applicant's information contained in the Application with respect to projections of future events are commercially reasonable and within the ability of Applicant to execute; (3) that information related to job creation is commercially reasonable and within the ability of Applicant to execute; (4) that Applicant's representations concerning the economic incentives available are a determining factor; and, (5) the proposed project meets eligibility requirements for an Agreement under Tax Code Chapter 313.

As a part of its review process, the Board notes that the Application was submitted by Applicant under oath. Chapter 313 applications are governmental records under Tex. Penal Code §37.01(2)(A), and all representations contained therein are statements of fact within the meaning of Tex. Penal Code §37.01(3). Since Board action upon the adoption of these Findings and the approval of the Agreement (Attachment H) is an "official proceeding," a false statement in the Application would constitute perjury under Tex. Penal Code §37.03.

The Board finds that sworn statements are routinely relied upon by fact finders in official governmental proceedings. The Board further finds that reliance upon verified statements of the Applicant, especially as to Applicant's future intentions which cannot be objectively verified, is reasonable and within the intent of Chapter 313, Texas Tax Code. See Attachments A, B, C and D.

Board Finding Number 13.

The Applicant (Taxpayer ID. 32038742105) is eligible for the limitation on appraised value of qualified property as specified in the Agreement based on its "good standing" certification as a franchise-tax paying entity.

See Attachments A, B and C.

Board Finding Number 14.

The project will be located within an area that is currently designated as a reinvestment zone, pursuant to Chapters 312 of the Texas Tax Code. Should it be required, the District will cooperate with the Applicant's efforts to ensure that the area remains designated as a reinvestment zone through the Final Termination Date of the Agreement.

See Attachment A (Tabs 11 and 16).

Board Finding Number 15.

The Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes, pursuant to Chapter 313 of the Texas Tax

Code, attached hereto as Attachment H, includes adequate and appropriate revenue protection provisions for the District.

In support of this Finding and based on the information provided and verified by Applicant in its Application, the District's Financial Impact Analysis demonstrates that the District will incur a revenue loss during tax years 2018 and 2020-2027. However, the negative consequences of granting the value limitation are offset through the revenue protection provisions agreed to by the Applicant and the District as set out in the Agreement. See Table II in Attachment E, and proposed Agreement, Article IV, at Attachment H.

Board Finding Number 16.

Considering the purpose and effect of the law and the terms of the Agreement, it is in the best interest of the District and the State to approve Canadian Breaks' Application and enter into the attached Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes.

Board Finding Number 17.

The Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes, pursuant to Chapter 313 of the Texas Tax Code, attached hereto as Attachment H, is in the form of the template Texas Economic Development Act Agreement adopted by the Comptroller, as of January 24, 2016, and the Comptroller has verified that the Agreement complies with the provisions of Chapter 313 of the Texas Tax Code and 34. T.A.C. Chapter 9, Subchapter F.

See Attachment I.

IT IS THEREFORE ORDERED, that all of the Findings above, including the recitals and statements set out in the Preamble herein, are adopted and approved as the Findings of the Wildorado Independent School District Board of Trustees, and the Board of Trustees has made the above factual Findings in accordance with the Texas Tax Code § 313.025(e) and Texas Administrative Code 34, Chapter 9, subchapter F; and,

IT IS FURTHER ORDERED that the Application attached hereto as Attachment A is hereby APPROVED; and,

IT IS FURTHER ORDERED that the new jobs requirement pursuant to § 313.051(b) is hereby WAIVED; and,

IT IS FURTHER ORDERED that the Agreement attached hereto as Attachment H is APPROVED contemporaneously with these Findings and is hereby authorized to be executed and delivered by the Trustees whose signatures appear below on behalf of the Wildorado Independent School District, along with a copy of the these Findings, which shall be binding upon the parties upon receipt of an executed original of the Agreement from Applicant; and,

IT IS FURTHER ORDERED that these Findings and the Attachments referenced herein be made a part of the official minutes of this meeting, and maintained in the permanent records of the Wildorado Independent School District Board of Trustees.

Dated this 14th day of December, 2016.

Wildorado Independent School District

By 
Signature
Shanna Leavitt President
Printed Name and Title

Attest:

By 
Signature
Shane Jackson Secretary
Printed Name and Title

LIST OF ATTACHMENTS

<i>Attachment</i>	<i>Description</i>
A	Application and Comptroller's Completeness Letter
B	Franchise Tax Certificate of Account Status
C	Comptroller's Certificate Letter
D	Comptroller Economic Impact Analysis
E	District's Financial Impact Analysis
F	TEA's Facilities Impact Letter
G	Comptroller's 2015 Property Value Study Report
H	Proposed Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes
I	Comptroller's December 1, 2016 Agreement Review Letter
J	Job Waiver Request



GLENN HEGAR TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

P.O.Box 13528 • Austin, TX 78711-3528

August 30, 2016

Troy Duck
Superintendent
Wildorado Independent School District
P O. Box 120
Wildorado, Texas 79098

Re: Application for Limitation on Appraised Value of Property for School District
Maintenance and Operations Taxes by and between Wildorado School District and
Canadian Breaks, LLC, Application # 1146

Dear Superintendent Uttley:

On August 1, 2016, the Comptroller's office received from Wildorado Independent School District (Wildorado ISD) an application from Canadian Breaks, LLC for a limitation on appraised value (App #1146).

The purpose of this letter is to inform you that the Comptroller's office has reviewed the submitted application and determined that it includes the information necessary to be determined as complete on August 30, 2016.

Texas Tax Code §313.025(d) directs the Comptroller's office to issue a certificate for a limitation on the appraised value of the property, or provide the governing body of the school district with a written explanation of the Comptroller's decision to not issue a certificate no later than the 90th day after receiving the completed application. The requirements to determine eligibility and to issue a certificate for a limitation do not begin until an application is complete as determined by this agency. The Comptroller's office will move forward with our economic impact evaluation and will send a letter of determination to the ISD and the applicant.

This letter does not constitute a review of the application under Section 313.025(h) to determine if the project meets the requirements of Section 313.024 for eligibility for a limitation on appraised value. Likewise, this letter does not address the determinations required under Section 313.026(c).

Should you have any questions, please contact Annet Nalukwago with our office. She can be reached by email at Annet.Nalukwago@cpa.texas.gov or by phone toll-free at 1-800-531-5441, ext. 5-5656, or directly at 512-475-5656.

Sincerely,

Will Counihan
Director
Data Analysis & Transparency Division

cc: Fred Stormer, Underwood Law Firm, P.C.
June Gray, Canadian Break LLC
Evans Horn, Ryan LLC

Canadian Breaks LLC

313 Application

Wildorado Independent School District

Submitted: July 18, 2016

Deemed complete: July 29, 2016



Canadian Breaks LLC
Chapter 313 Application to Wildorado ISD

CHECKLIST ITEM #1

Application

See attached.



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 before the 151st 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 on this Web page 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

July 18, 2016

Date Application Received by District

Troy

First Name

Superintendent

Title

Wildorado Independent School District

School District Name

307 N. Locus Street

Street Address

P.O. Box 120

Mailing Address

Wildorado

City

806-426-3317

Phone Number

Mobile Number (optional)

Duck

Last Name

TX

State

(806) 426-3523

Fax Number

troy.duck@region16.net

Email Address

79098

ZIP

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

The Economic Development and Analysis Division at the Texas Comptroller of Public Accounts provides information and resources for taxpayers and local taxing entities.

For more information, visit our website:
www.TexasAhead.org/tax_programs/chapter313/
50-296-A • 02-14/1

SECTION 1: School District Information (continued)

3. Authorized School District Consultant (If Applicable)

<u>Fred</u>	<u>Stormer</u>
First Name	Last Name
<u>Attorney</u>	
Title	
<u>Underwood Law Firm, P.C</u>	
Firm Name	
<u>(806) 376-5613</u>	<u>(806) 379-0306</u>
Phone Number	Fax Number
	<u>Fred.Stormer@uwlaw.com</u>
Mobile Number (optional)	Email Address

4. On what date did the district determine this application complete? July 29, 2016
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>June</u>	<u>Gray</u>
First Name	Last Name
<u>Vice President</u>	<u>Canadian Breaks LLC</u>
Title	Organization
<u>115 Wild Basin Road, Suite 301</u>	
Street Address	
<u>same</u>	
Mailing Address	
<u>Austin</u>	<u>TX</u>
City	State
<u>(512) 712-1928</u>	<u>(512) 712-1926</u>
Phone Number	Fax Number
	<u>june.gray@macquarie.com</u>
Mobile Number (optional)	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></u>	<u></u>
First Name	Last Name
<u></u>	<u></u>
Title	Organization
<u></u>	
Street Address	
<u></u>	
Mailing Address	
<u></u>	<u></u>
City	State
<u></u>	<u></u>
Phone Number	Fax Number
<u></u>	<u></u>
Mobile Number (optional)	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)**

Evan Horn
 First Name Last Name
 Manager, Property Tax
 Title
 Ryan LLC
 Firm Name
 (512) 960-1080
 Phone Number Fax Number
 Evan.Horn@Ryan.com
 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? Canadian Breaks LLC
2. List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) 32038742105
3. List the NAICS code 221115
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**)

The parent company of Canadian Breaks LLC, Macquarie Holdings (U.S.A.) Inc., makes all tax payments due to the State of Texas on behalf of Canadian Breaks LLC and is current on all tax payments due to the State of Texas.

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 or contracts for work to be performed 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 official 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. 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
8. Has the applicant considered or is the applicant considering other locations not in Texas for the proposed project? ☒ Yes ☐ No
9. Has the applicant provided capital investment or return on investment information for the proposed project in comparison with other alternative investment opportunities? ☐ Yes ☒ No
10. Has the applicant provided information related to the applicant's inputs, transportation and markets for the proposed project? ☐ Yes ☒ No

If you answered "yes" to any of the questions in Section 8, attach supporting information in Tab 5.

Application for Appraised Value Limitation on Qualified Property

SECTION 9: Projected Timeline

1. Application approval by school board Q4 2016
2. Commencement of construction 2017
3. Beginning of qualifying time period 2017
4. First year of limitation 2018
5. Begin hiring new employees Q4 2017
6. Commencement of commercial operations Q4 2017
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 2017

SECTION 10: The Property

1. Identify county or counties in which the proposed project will be located Oldham County and Deaf Smith County
2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property Oldham&Deaf Smith County Appraisal District
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: <u>Oldham, .580 ,64% Deaf Smith, .510 , 36%</u> (Name, tax rate and percent of project)	City: <u>N/A</u> (Name, tax rate and percent of project)
Hospital District: <u>HRMC,.355500% , 36%</u> (Name, tax rate and percent of project)	Water District: <u>Llano Estacado, .0100 ,64% / High Plains, .008</u> (Name, tax rate and percent of project)
Other (describe): <u>N/A</u> (Name, tax rate and percent of project)	Other (describe): <u>Noxious Weed District 36%</u> (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. 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**);
 - b. 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
 - c. 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?

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.

Application for Appraised Value Limitation on Qualified Property

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 2016
 (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? 4
5. What is the number of new non-qualifying jobs you are estimating you will create? 0
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 865.25
- b. 110% of the average weekly wage for manufacturing jobs in the county is N/A
- c. 110% of the average weekly wage for manufacturing jobs in the region is 908.37
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? 47,235.10
10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 47,236.00
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 §313.024(d-2)? ☐ 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 new buildings or new improvements 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

Proof of payment attached.

Proof of payment of filing fee received by the
Comptroller of Public Accounts per TAC Rule
§9.1054 (b)(5)

*(Page Inserted by Office of Texas Comptroller of
Public Accounts)*



Canadian Breaks LLC
Chapter 313 Application to Wildorado ISD

CHECKLIST ITEM #3

Combined Group Membership Documentation

Canadian Breaks LLC is a member of Macquarie Holdings (U.S.A.) Inc. Please find attached Texas Franchise Tax Affiliate Schedule (Form 05-166). Macquarie Holdings (U.S.A.) Inc. makes all tax payments due to the State of Texas on behalf of Canadian Breaks LLC and is current on all tax payments due to the State of Texas.

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



Canadian Breaks LLC
Chapter 313 Application to Wildorado ISD

CHECKLIST ITEM #4

Detailed Description of Project

Canadian Breaks LLC anticipates constructing a wind-powered electric generating facility with an operating capacity of approximately 200 megawatts. The exact number of wind turbines and the size of each turbine will vary depending upon the wind turbines selected and the megawatt generating capacity of the project completed. Depending upon the turbine technology that is ultimately selected, Canadian Breaks LLC estimates that 53 turbines, and approximately 122 MW are planned to be installed in Wildorado ISD.

The additional improvements for the Canadian Breaks Project will include but are not limited to, wind turbines, towers, foundations, roadways, buildings and offices, anemometer towers, computer equipment, furniture, company vehicles, electrical transmission cables and towers and electrical substations, and any other tangible personal property located at the operations and maintenance building.



Canadian Breaks LLC
Chapter 313 Application to Wildorado ISD

CHECKLIST ITEM #5

Documentation to assist in determining if limitation is a determining factor

Section 8, #2: Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project?

Canadian Breaks has entered into a number of contracts related to the project, including long-term lease option agreements with area landowners and Chapter 312 tax abatement agreements with other taxing jurisdictions. None of these contracts obligate Canadian Breaks to construct the project.

Section 8, #7 & 10: Is the applicant evaluating other locations not in Texas for the proposed project?

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?

The applicant for this project is an international investor with the ability to invest and develop projects of this type in other states in the US and around the world. The applicant is actively pursuing other projects throughout the US and internationally, and in other Texas Counties that are competing for the limited investment funds. The applicant requires this appraised value limitation in order to move forward with the project at this location.

Without the available tax incentives, the economics of the project become far less attractive and the likelihood of completing the project and selling the electricity at competitive prices becomes unlikely. Property taxes can be the highest operating expense for a wind generation facility as they do not have any associated fuel costs for the production of electricity. With electricity prices already below the national average in Texas, it is necessary to limit the property tax liabilities for the project in order to be able to offer electricity at prices that are marketable to Texas customers. Without the limitation approval, the Applicant would likely terminate the Project, including the aforementioned contracts, leases, and limited improvements, in order to reallocate resources in areas with more favorable economics.



Canadian Breaks LLC
Chapter 313 Application to Wildorado ISD

CHECKLIST ITEMS #6

Other School District
Information

Canadian Breaks estimates that 34 turbines of the estimated 87 of the project will be located in Vega ISD. Canadian Breaks is filing for a value limitation agreement with Vega ISD.

Of the total project costs, Canadian Breaks estimates that that 63% of the project will be located and taxed within Wildorado ISD. The estimated 37% remaining will be taxed within Vega ISD.

Canadian Breaks LLC
Chapter 313 Application to Wildorado ISD

CHECKLIST ITEM #7

Description of Qualified Investment

See checklist item #4.



Canadian Breaks LLC
Chapter 313 Application to Wildorado ISD

CHECKLIST ITEMS #8

Description of Qualified Property

See checklist item #4.

Canadian Breaks LLC
Chapter 313 Application to Wildorado ISD

CHECKLIST ITEM #9

Description of Land

All of Section 4, Block H1, IT RR CO Survey, Oldham County, Texas.

All of Section 1, Block H1, IT RR CO Survey, Oldham County, Texas.

All of Section 30, Block K5, TWNG RR CO Survey, Oldham County, Texas.

All of Section 11, Block K5, TT RR CO Survey, Oldham County, Texas.

All of Section 29, Block K5, TWNG RR CO Survey, Oldham County, Texas.

All of Section 12, Block K5, TT RR CO Survey, Oldham County, Texas.

All of Section 9, Block K5, D&W RR CO Survey, Oldham County, Texas.

All of Section 3, Block G, F B Gouldy Survey, Oldham and Deaf Smith Counties, Texas.

All of Section 19, Block Z3, RT CO Survey, Oldham County, Texas.

All of Section 28, Block K5, TWNG RR CO Survey, Oldham County, Texas.

All of Section 13, Block K5, ACH&B Survey, Oldham County, Texas.

All of Section 8, Block K5, D&W RR CO Survey, Oldham County, Texas.

All of Section 18, Block Z3, RT CO Survey, Oldham County, Texas.

All of Section 27, Block K5, TWNG RR CO Survey, Oldham County, Texas.

All of Section 14, Block K5, ACH&B Survey, Oldham County, Texas.

All of Section 7, Block K5, D&W RR CO Survey, Oldham County, Texas.

All of Section 1, Block Z3, H&W Survey, Oldham County, Texas.

All of Section 26, Block K5, TT RR CO Survey, Oldham and Deaf Smith Counties, Texas.

All of Section 15, Block K5, ACH&B Survey, Oldham and Deaf Smith Counties, Texas.

All of Section 6, Block K5, AB&M Survey Oldham and Deaf Smith Counties, Texas.



Canadian Breaks LLC
Chapter 313 Application to Wildorado ISD

All of Section 25, Block K5, TWNG RR CO Survey, Deaf Smith County, Texas.

All of Section 5, Block K5, AB&M Survey, Deaf Smith County, Texas.

The North 102 acres of Section 4, Block G, A Combs Survey, lying in Deaf Smith County, Texas.

All of Section 23, Block 8, BS&F Survey, Deaf Smith County, Texas.



Canadian Breaks LLC
Chapter 313 Application to Wildorado ISD

CHECKLIST ITEM #10

Description of Property not Eligible to become Qualified Property

N/A



Canadian Breaks LLC
Chapter 313 Application to Wildorado ISD

CHECKLIST ITEM #11

CONFIDENTIAL

Map of Project

See separately attached confidentiality request.

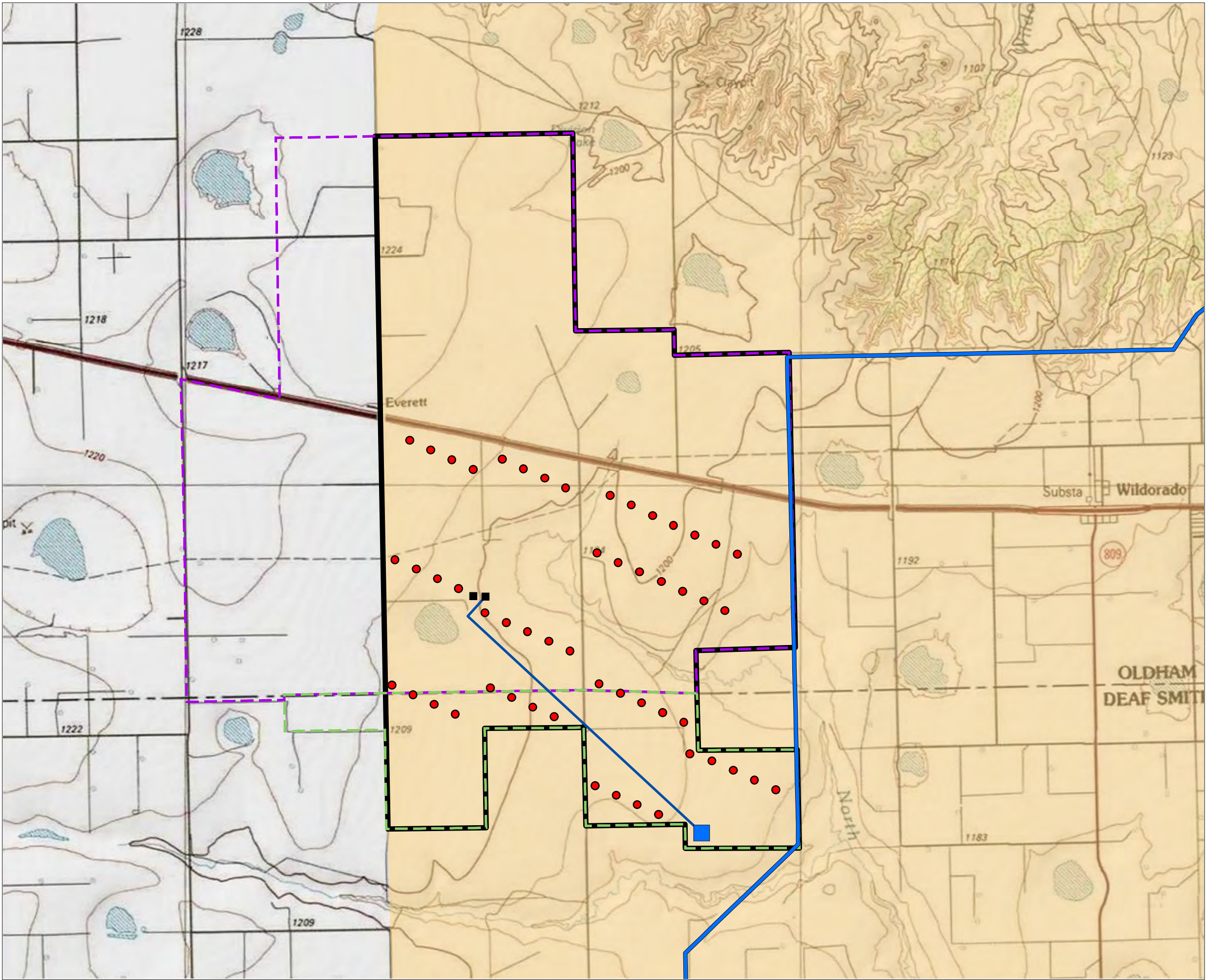
CANADIAN BREAKS

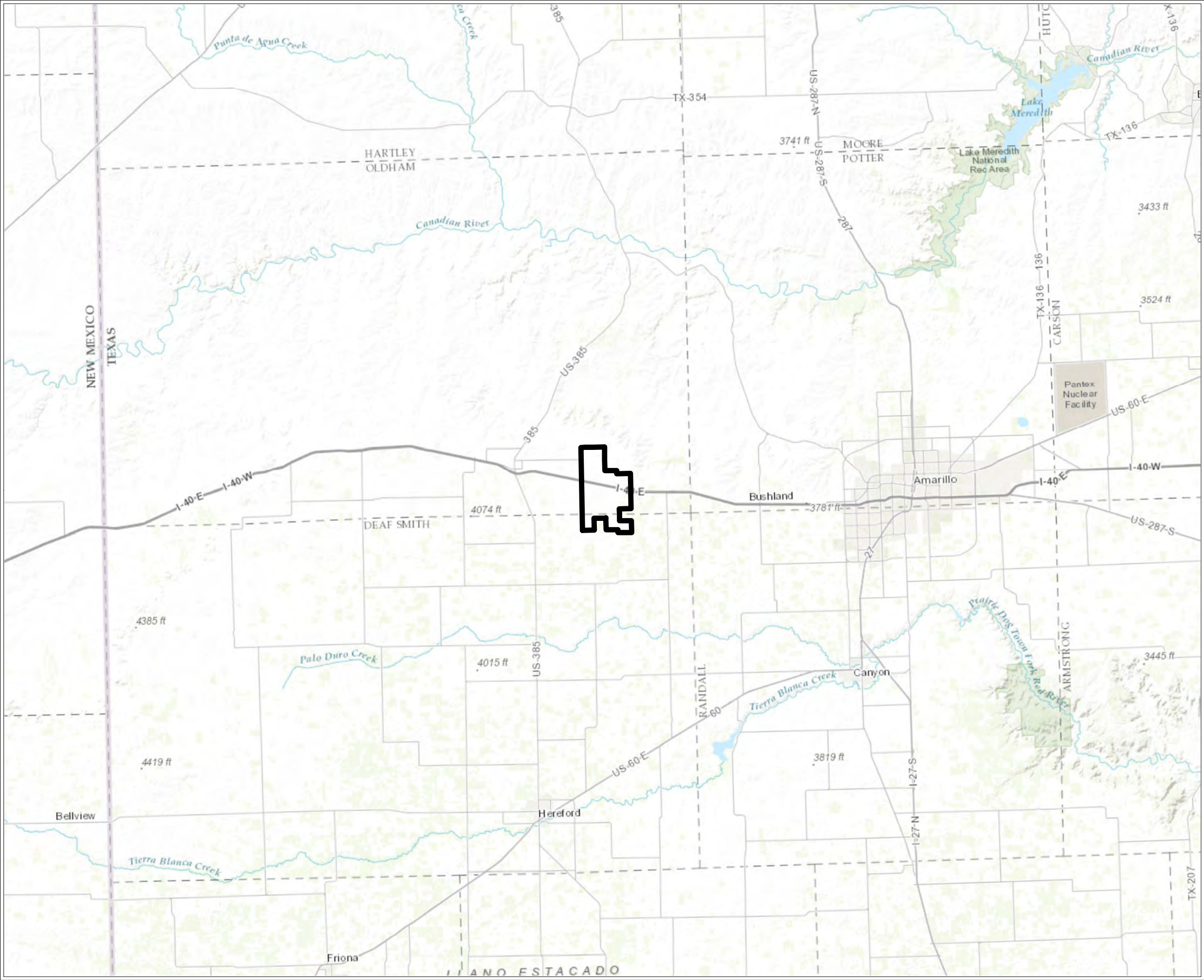
QUALIFIED PROPERTY

-  Preliminary Turbine Location (subject to change)
-  Preliminary Collection Substation and O&M Bldg (subject to change)
-  Proposed 345 kV Substation
-  Project Transmission Line
-  CREZ Transmission Line (345 kV)
-  Deaf Smith Reinvestment Zone
-  Oldham Reinvestment Zone
-  Wildorado ISD Project Area
-  Wildorado ISD

Date: 7/27/2016
Coordinate System: WGS 1984 UTM Zone 13N
Map Author / Map Approver: DBS / IC

CONFIDENTIAL





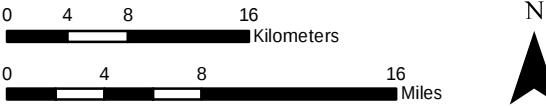
CANADIAN BREAKS

PROJECT VICINITY

 Wildorado ISD Project Area

Date: 7/27/2016
Coordinate System: WGS 1984 UTM Zone 13N
Map Author / Map Approver: DBS / IC

CONFIDENTIAL





Canadian Breaks LLC
Chapter 313 Application to Wildorado ISD

CHECKLIST ITEM #12

Request for Waiver of Job Creation Requirement

See attached.

Canadian Breaks LLC

Mr. Duck, Superintendent
Wildorado Independent School District
307 N. Locus St.
Wildorado, Texas 79098

Re: Chapter 313 Job Waiver Request

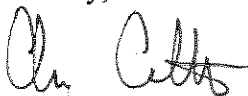
Dear Mr. Duck,

Please consider this letter to be Canadian Breaks LLC's formal request to waive the minimum new job creation requirement, as provided under Texas Tax Code 313.025(f-1).

The governing body of a school district may waive the new jobs creation requirement in Section 313.021(2)(A)(iv)(b) or 313.051(b) and approve an application if the governing body makes a finding 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 that is described in this application. Wind energy projects create a large number of full-time jobs during the construction phase, but these jobs are temporary by nature. Once the project is in operation, a small crew of full-time employees will maintain and operate the facility. Based upon our experience in the wind industry, and an industry standard of one technician needed for every 15-20 turbines, we expect that six (6) employees would be needed to operate the entire 200 MW facility. Based on the fifty three (53) turbines, and approximately 122 MW potentially being sited in Wildorado ISD, we can commit to creating four (4) full-time positions to fill those needs. All would be qualifying jobs as described in Section 313.021(3) of the Texas Tax Code.

The applicant requests that the Wildorado ISD's Board of Trustees make such a finding and waive the job creation requirement. This waiver request is in line with industry standards for the job requirements for a wind energy facility of this size, as evidenced by limitation agreement applications that have been filed by other wind energy developers, and by documentation related to the development and operation of wind generation facilities.

Sincerely,



Chris Calavitta
Authorized Signatory



Canadian Breaks LLC
Chapter 313 Application to Wildorado ISD

CHECKLIST ITEM #13

Calculation of three possible wage requirements with TWC documentation

Oldham County All Industries Average Weekly Wages

Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2015	4th Qtr	Oldham County	Private	00	0	10	Total, All Industries	\$ 964.00
2015	3rd Qtr	Oldham County	Private	00	0	10	Total, All Industries	\$ 829.00
2015	2nd Qtr	Oldham County	Private	00	0	10	Total, All Industries	\$ 794.00
2016	1st Qtr	Oldham County	Private	00	0	10	Total, All Industries	\$ 874.00
4 Period Weekly Average								\$ 865.25
110% of Average Weekly Wage								\$ 951.78
110% of Annual Wages								\$ 49,492.30

Oldham County Average Manufacturing Weekly Wages

-Wages unavailable

COG Region Wage

Panhandle Regional Planning Commission		
<i>2015 Average Manufacturing Wages</i>	Hourly	Annual
	\$20.64	\$ 42,941.00
Avg Weekly Wage		\$ 825.79
110% of Region Weekly Wage		\$ 908.37
110% of Annual Wages		\$ 47,235.10

2015 Manufacturing Average Wages by Council of Government Region
Wages for All Occupations

COG	Wages	
	Hourly	Annual
Texas	\$24.41	\$50,778
<u>1. Panhandle Regional Planning Commission</u>	\$20.64	\$42,941
<u>2. South Plains Association of Governments</u>	\$17.50	\$36,408
<u>3. NORTEX Regional Planning Commission</u>	\$23.28	\$48,413
<u>4. North Central Texas Council of Governments</u>	\$25.03	\$52,068
<u>5. Ark-Tex Council of Governments</u>	\$18.46	\$38,398
<u>6. East Texas Council of Governments</u>	\$19.84	\$41,270
<u>7. West Central Texas Council of Governments</u>	\$19.84	\$41,257
<u>8. Rio Grande Council of Governments</u>	\$18.32	\$38,109
<u>9. Permian Basin Regional Planning Commission</u>	\$25.18	\$52,382
<u>10. Concho Valley Council of Governments</u>	\$18.80	\$39,106
<u>11. Heart of Texas Council of Governments</u>	\$21.41	\$44,526
<u>12. Capital Area Council of Governments</u>	\$29.98	\$62,363
<u>13. Brazos Valley Council of Governments</u>	\$18.78	\$39,057
<u>14. Deep East Texas Council of Governments</u>	\$17.30	\$35,993
<u>15. South East Texas Regional Planning Commission</u>	\$30.41	\$63,247
<u>16. Houston-Galveston Area Council</u>	\$26.44	\$54,985
<u>17. Golden Crescent Regional Planning Commission</u>	\$23.73	\$49,361
<u>18. Alamo Area Council of Governments</u>	\$19.96	\$41,516
<u>19. South Texas Development Council</u>	\$15.87	\$33,016
<u>20. Coastal Bend Council of Governments</u>	\$25.97	\$54,008
<u>21. Lower Rio Grande Valley Development Council</u>	\$16.17	\$33,634
<u>22. Texoma Council of Governments</u>	\$19.04	\$39,595
<u>23. Central Texas Council of Governments</u>	\$18.04	\$37,533
<u>24. Middle Rio Grande Development Council</u>	\$22.24	\$46,263

Source: Texas Occupational Employment and Wages

Data published: July 2016

Data published annually, next update will be July 31, 2017

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.

2015 Manufacturing Median Wages by Council of Government Region
Wages for All Occupations

COG	Median Wages	
	Hourly	Annual
Texas	\$ 18.45	\$38,379
1. Panhandle Regional Planning Commission	\$ 15.10	\$31,405
2. South Plains Association of Governments	\$ 14.28	\$29,713
3. NORTEX Regional Planning Commission	\$ 17.55	\$36,496
4. North Central Texas Council of Governments	\$ 18.56	\$38,605
5. Ark-Tex Council of Governments	\$ 15.78	\$32,828
6. East Texas Council of Governments	\$ 16.05	\$33,384
7. West Central Texas Council of Governments	\$ 16.79	\$34,924
8. Rio Grande Council of Governments	\$ 13.43	\$27,927
9. Permian Basin Regional Planning Commission	\$ 19.92	\$41,429
10. Concho Valley Council of Governments	\$ 15.72	\$32,705
11. Heart of Texas Council of Governments	\$ 16.44	\$34,188
12. Capital Area Council of Governments	\$ 22.42	\$46,626
13. Brazos Valley Council of Governments	\$ 16.10	\$33,478
14. Deep East Texas Council of Governments	\$ 14.28	\$29,693
15. South East Texas Regional Planning Commission	\$ 26.43	\$54,974
16. Houston-Galveston Area Council	\$ 20.57	\$42,787
17. Golden Crescent Regional Planning Commission	\$ 17.75	\$36,911
18. Alamo Area Council of Governments	\$ 15.84	\$32,950
19. South Texas Development Council	\$ 12.38	\$25,751
20. Coastal Bend Council of Governments	\$ 21.17	\$44,043
21. Lower Rio Grande Valley Development Council	\$ 12.36	\$25,712
22. Texoma Council of Governments	\$ 15.50	\$32,237
23. Central Texas Council of Governments	\$ 15.08	\$31,372
24. Middle Rio Grande Development Council	\$ 16.97	\$35,290

Source: Texas Occupational Employment and Wages

Data published: July 2016

Data published annually, next update will be July 31, 2017

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.

2015 All Industry Average Wages by Council of Government Region
Wages for All Occupations

COG	Average Wages	
	Hourly	Annual
Texas	\$ 22.38	\$ 46,560
1. Panhandle Regional Planning Commission	\$ 19.32	\$ 40,188
2. South Plains Association of Governments	\$ 18.93	\$ 39,379
3. NORTEX Regional Planning Commission	\$ 18.62	\$ 38,731
4. North Central Texas Council of Governments	\$ 23.50	\$ 48,884
5. Ark-Tex Council of Governments	\$ 17.82	\$ 37,062
6. East Texas Council of Governments	\$ 19.17	\$ 39,869
7. West Central Texas Council of Governments	\$ 18.66	\$ 38,805
8. Rio Grande Council of Governments	\$ 17.80	\$ 37,018
9. Permian Basin Regional Planning Commission	\$ 23.35	\$ 48,562
10. Concho Valley Council of Governments	\$ 18.52	\$ 38,530
11. Heart of Texas Council of Governments	\$ 19.01	\$ 39,548
12. Capital Area Council of Governments	\$ 23.62	\$ 49,137
13. Brazos Valley Council of Governments	\$ 19.78	\$ 41,148
14. Deep East Texas Council of Governments	\$ 17.76	\$ 36,951
15. South East Texas Regional Planning Commission	\$ 21.55	\$ 44,819
16. Houston-Galveston Area Council	\$ 24.81	\$ 51,613
17. Golden Crescent Regional Planning Commission	\$ 19.35	\$ 40,239
18. Alamo Area Council of Governments	\$ 20.91	\$ 43,490
19. South Texas Development Council	\$ 16.78	\$ 34,900
20. Coastal Bend Council of Governments	\$ 20.06	\$ 41,719
21. Lower Rio Grande Valley Development Council	\$ 16.25	\$ 33,807
22. Texoma Council of Governments	\$ 18.13	\$ 37,710
23. Central Texas Council of Governments	\$ 19.22	\$ 39,985
24. Middle Rio Grande Development Council	\$ 17.74	\$ 36,895

Source: Texas Occupational Employment and Wages

Data published: July 2016

Data published annually, next update will be July 31, 2017

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.

2015 All Industry Median Wages by Council of Government Region
Wages for All Occupations

COG	Median Wages	
	Hourly	Annual
Texas	\$ 16.61	\$ 34,550
1. Panhandle Regional Planning Commission	\$14.92	\$31,036
2. South Plains Association of Governments	\$14.31	\$29,759
3. NORTEX Regional Planning Commission	\$14.59	\$30,356
4. North Central Texas Council of Governments	\$17.47	\$36,329
5. Ark-Tex Council of Governments	\$14.20	\$29,527
6. East Texas Council of Governments	\$15.05	\$31,314
7. West Central Texas Council of Governments	\$14.81	\$30,814
8. Rio Grande Council of Governments	\$12.73	\$26,483
9. Permian Basin Regional Planning Commission	\$18.00	\$37,442
10. Concho Valley Council of Governments	\$14.65	\$30,475
11. Heart of Texas Council of Governments	\$14.69	\$30,554
12. Capital Area Council of Governments	\$17.80	\$37,029
13. Brazos Valley Council of Governments	\$14.97	\$31,146
14. Deep East Texas Council of Governments	\$13.99	\$29,109
15. South East Texas Regional Planning Commission	\$16.90	\$35,144
16. Houston-Galveston Area Council	\$18.06	\$37,555
17. Golden Crescent Regional Planning Commission	\$15.03	\$31,272
18. Alamo Area Council of Governments	\$15.63	\$32,511
19. South Texas Development Council	\$11.86	\$24,659
20. Coastal Bend Council of Governments	\$15.00	\$31,198
21. Lower Rio Grande Valley Development Council	\$11.48	\$23,881
22. Texoma Council of Governments	\$14.47	\$30,106
23. Central Texas Council of Governments	\$15.22	\$31,668
24. Middle Rio Grande Development Council	\$13.17	\$27,393

Source: Texas Occupational Employment and Wages

Data published: July 2016

Data published annually, next update will be July 31, 2017

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.



Canadian Breaks LLC
Chapter 313 Application to Wildorado ISD

CHECKLIST ITEM #14

Schedules A-D

See attached.

Date7/21/2016Applicant NameCanadian Breaks LLCISD NameWildorado ISD

Form 50-296A

PROPERTY INVESTMENT AMOUNTS

(Estimated Investment in each year. Do not put cumulative totals.)

	Column A	Column B	Column C	Column D	Column E			
	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	2016	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				
Investment made after filing complete application with district, but before final board approval of application					500,000			500,000.00
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period								-
Complete tax years of qualifying time period	QTP1	2017-2018	2017	141,393,719	1,150,000			142,543,719.00
								-
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				141,393,719	1,650,000			143,043,719.00
Enter amounts from TOTAL row above in Schedule A2								
Total Qualified Investment (sum of green cells)				142,543,719				

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.

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				
				141,393,719	1,650,000	0	0	143,043,719
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2016-2017	2016		500,000			
	1	2017-2018	2017	141,393,719	1,150,000			
Value limitation period***	1	2018-2019	2018					
	2	2019-2020	2019					
	3	2020-2021	2020					
	4	2021-2022	2021					
	5	2022-2023	2022					
	6	2023-2024	2023					
	7	2024-2025	2024					
	8	2025-2026	2025					
	9	2026-2027	2026					
	10	2027-2028	2027					
Total Investment made through limitation				141,393,719	1,650,000			143,043,719
Continue to maintain viable presence	11	2028-2029	2028					
	12	2029-2030	2029					
	13	2030-2031	2030					
	14	2031-2032	2031					
	15	2032-2033	2032					
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2033-2034	2033					
	17	2034-2035	2034					
	18	2035-2036	2035					
	19	2036-2037	2036					
	20	2037-2038	2037					
	21	2038-2039	2038					
	22	2039-2040	2039					
	23	2040-2041	2040					
	24	2041-2042	2041					
	25	2042-2043	2042					

* 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

7/21/2016

Applicant Name

Canadian Breaks LLC

Form 50-296A

ISD Name

Wildorado ISD

Revised May 2014

				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>	1	2016-2017	2016	-					
	2	2017-2018	2017	-	25,000	-	25,000	25,000	25,000
Value Limitation Period	1	2018-2019	2018	-	862,500	134,324,033	135,186,533	135,186,533	30,000,000
	2	2019-2020	2019	-	819,375	123,578,110	124,397,485	124,397,485	30,000,000
	3	2020-2021	2020	-	778,406	113,691,862	114,470,268	114,470,268	30,000,000
	4	2021-2022	2021	-	739,486	104,596,513	105,335,999	105,335,999	30,000,000
	5	2022-2023	2022	-	702,512	96,228,792	96,931,303	96,931,303	30,000,000
	6	2023-2024	2023	-	667,386	88,530,488	89,197,874	89,197,874	30,000,000
	7	2024-2025	2024	-	634,017	81,448,049	82,082,066	82,082,066	30,000,000
	8	2025-2026	2025	-	602,316	74,932,205	75,534,521	75,534,521	30,000,000
	9	2026-2027	2026	-	572,200	68,937,629	69,509,829	69,509,829	30,000,000
	10	2027-2028	2027	-	543,590	63,422,619	63,966,209	63,966,209	30,000,000
Continue to maintain viable presence	11	2028-2029	2028	-	516,411	58,348,809	58,865,220	58,865,220	58,865,220
	12	2029-2030	2029	-	490,590	53,680,904	54,171,494	54,171,494	54,171,494
	13	2030-2031	2030	-	466,061	49,386,432	49,852,493	49,852,493	49,852,493
	14	2031-2032	2031	-	442,758	45,435,517	45,878,275	45,878,275	45,878,275
	15	2032-2033	2032	-	420,620	41,800,676	42,221,296	42,221,296	42,221,296
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2033-2034	2033	-	399,589	38,456,622	38,856,211	38,856,211	38,856,211
	17	2034-2035	2034	-	379,609	35,380,092	35,759,701	35,759,701	35,759,701
	18	2035-2036	2035	-	360,629	32,549,685	32,910,314	32,910,314	32,910,314
	19	2036-2037	2036	-	342,597	29,945,710	30,288,307	30,288,307	30,288,307
	20	2037-2038	2037	-	325,467	27,550,053	27,875,521	27,875,521	27,875,521
	21	2038-2039	2038	-	309,194	25,000,000	25,309,194	25,309,194	25,309,194
	22	2039-2040	2039	-	293,734	25,000,000	25,293,734	25,293,734	25,293,734
	23	2040-2041	2040	-	279,048	25,000,000	25,279,048	25,279,048	25,279,048
	24	2041-2042	2041	-	265,095	25,000,000	25,265,095	25,265,095	25,265,095
	25	2042-2043	2042	-	251,841	25,000,000	25,251,841	25,251,841	25,251,841

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 8/18/2016
Applicant Name Canadian Breaks LLC
ISD Name Wildorado 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	2016-2017	2016	15	55,000	-	-	-
	1	2017-2018	2017	200	55,000	-	-	-
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2018-2019	2018			0	4	47,236
	2	2019-2020	2019			0	4	47,236
	3	2020-2021	2020			0	4	47,236
	4	2021-2022	2021			0	4	47,236
	5	2022-2023	2022			0	4	47,236
	6	2023-2024	2023			0	4	47,236
	7	2024-2025	2024			0	4	47,236
	8	2025-2026	2025			0	4	47,236
	9	2026-2027	2026			0	4	47,236
	10	2027-2028	2027			0	4	47,236
Years Following Value Limitation Period	13 through 27	2028-2043	2028-2042			0	4	47,236

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:

☒

Yes

☐

No
- 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 7/21/2016
Applicant Name Canadian Breaks LLC
ISD Name Wildorado 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:					
	City:					
	Other:					
Tax Code Chapter 312	County: Oldham & Deaf Smith	2018	10 Years	685,052.57	100%	244,000.00
	City:					
	Other: Hereford Regional Medical	2018	10 Years	171,907.90	75%	42,976.97
Local Government Code Chapters 380/381	County:					
	City:					
	Other:					
Freeport Exemptions						
Non-Annexation Agreements						
Enterprise Zone/Project						
Economic Development Corporation						
Texas Enterprise Fund						
Employee Recruitment						
Skills Development Fund						
Training Facility Space and Equipment						
Infrastructure Incentives						
Permitting Assistance						
Other:						
Other:						
Other:						
Other:						
TOTAL				856,960.47		286,976.97

Additional information on incentives for this project:



Canadian Breaks LLC
Chapter 313 Application to Wildorado ISD

CHECKLIST ITEM #15

Economic Impact Analysis

TO BE PROVIDED BY COMPTROLLER'S OFFICE

Canadian Breaks LLC
Chapter 313 Application to Wildorado ISD

CHECKLIST ITEM #16

Map and Description of Reinvestment Zone

See attached.

EXHIBIT B - MAP OF DEAF SMITH COUNTY REINVESTMENT ZONE 2013-02

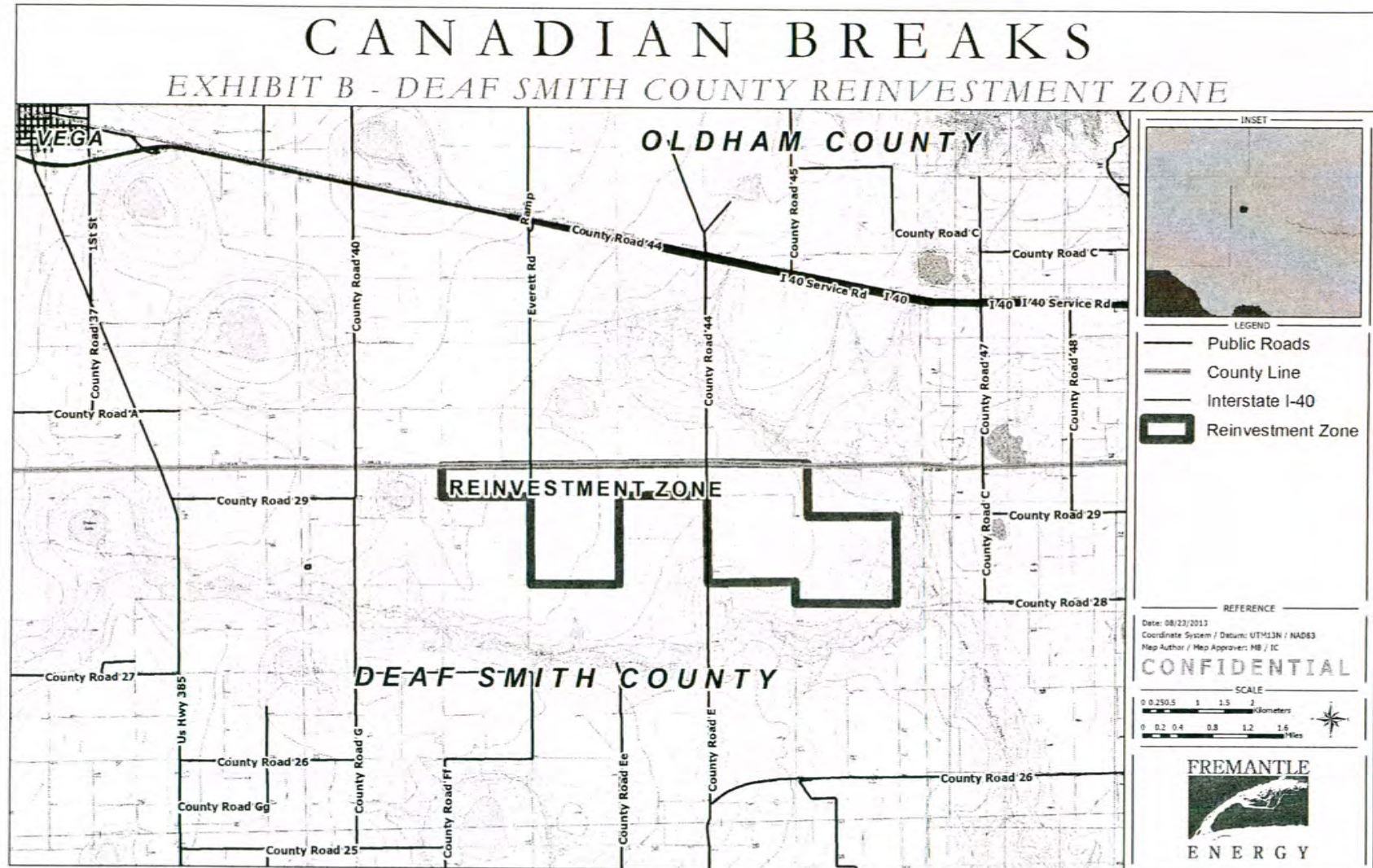


Exhibit "B"



Canadian Breaks LLC
Chapter 313 Application to Wildorado ISD

CHECKLIST ITEM #16 - Continued

Order Establishing the Reinvestment Zone

See attached.

**RESOLUTION OF THE COMMISSIONERS COURT
OF OLDHAM COUNTY, TEXAS
DESIGNATING OLDHAM REINVESTMENT ZONE #6**

A RESOLUTION DESIGNATING A CERTAIN AREA AS A REINVESTMENT ZONE FOR A COMMERCIAL/INDUSTRIAL TAX ABATEMENT IN OLDHAM COUNTY, TEXAS, ESTABLISHING THE BOUNDARIES THEREOF, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Commissioners Court of Oldham County, Texas desires to promote the development or redevelopment of a certain contiguous geographic area within its jurisdiction by the creation of a reinvestment zone as authorized by the Property Redevelopment and Tax Abatement Act, as amended (Texas Property Tax Code § 312.001, *et seq.*), and the Guidelines and Criteria of the Commissioners Court of Oldham County for Granting a Tax Abatement in Reinvestment Zone Created in Oldham County, Texas (the “Guidelines”); and

WHEREAS, on October 15, 2013, a hearing before the Commissioners Court of Oldham County, Texas was held, such date being at least seven (7) days after the date of publication of the notice of such public hearing in the local newspaper of general circulation in Oldham County and the delivery of written notice to the respective presiding officers of each taxing entity that includes within its boundaries real property that is to be included in the proposed reinvestment zone; and

WHEREAS, the Commissioners Court of Oldham County, Texas at such public hearing invited any interested person to appear and speak for or against the creation of the reinvestment zone and whether all or part of the territory described should be included in the proposed reinvestment zone; and

WHEREAS, the proponents of the reinvestment zone offered evidence, both oral and documentary, in favor of all of the foregoing matters relating to the creation of the reinvestment zone and opponents, if any, of the reinvestment zone appeared to contest the creation of the reinvestment zone.

BE IT RESOLVED BY THE COMMISSIONERS COURT OF OLDHAM COUNTY, TEXAS:

SECTION 1. That the facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

SECTION 2. That the Commissioners Court of Oldham County, Texas, after conducting such hearing and having heard such evidence and testimony, has made the following findings and determinations based on the evidence and testimony presented to it:

- (a) That the public hearing on adoption of the Oldham Reinvestment Zone #6 has been properly called, held and conducted and that notice of such hearing has been published as required by law and mailed to the respective presiding officers of the

governing bodies of all taxing units overlapping the territory inside the proposed reinvestment zone; and

- (b) That the boundaries of the Oldham Reinvestment Zone #6 should be the area described in the attached Exhibit "A" and depicted in the map attached hereto as Exhibit "B", which are incorporated herein by reference for all purposes. In the event of discrepancy between the descriptions of Exhibit "A" and map on Exhibit "B", the map shall control; and,
- (c) That creation of the Oldham Reinvestment Zone #6 will result in benefits to Oldham County, Texas and to land included in the zone and that the improvements sought are feasible and practical; and
- (d) The Oldham Reinvestment Zone #6 meets the criteria set forth in Texas Property Tax Code Chapter 312 for the creation of a reinvestment zone as set forth in the Property Redevelopment and Tax Abatement Act, as amended, and the Guidelines, in that it is reasonably likely as a result of the designation to contribute to the retention or expansion of primary employment or to attract investment in the zone that would be a benefit to the property and that would contribute to the economic development of Oldham County, Texas, and that the entire tract of land is located entirely within an unincorporated area of Oldham County, Texas.

SECTION 3. That pursuant to the Property Redevelopment and Tax Abatement Act, as amended, and the Guidelines, Oldham County Commissioner's Court hereby creates Oldham Reinvestment Zone #6, a reinvestment zone for commercial-industrial tax abatement encompassing only the area described in Exhibit "A" and depicted in Exhibit "B", and such reinvestment zone is hereby designated and shall hereafter be referred to as Oldham Reinvestment Zone #6.

SECTION 4. That Oldham Reinvestment Zone #6 shall take effect on October 15, 2013, and shall remain designated as a commercial-industrial reinvestment zone for a period of five (5) years from such date of designation, and may be renewed for an additional five (5) year period thereafter.

SECTION 5. That if any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

SECTION 6. That it is hereby found, determined and declared that a sufficient notice of the date, hour, place and subject, of the meeting of the Oldham County Commissioners Court at which this Resolution was adopted was posted at a place convenient and readily accessible at all times as required by the Texas Open Government Act, Texas Government Code, Chapter 551, as amended, and that a public hearing was held prior to the designation of the Oldham Reinvestment Zone #6 and that proper notice of the hearing was published in the official

newspaper of general circulation within the County, and furthermore, such notice was in fact delivered to the presiding officer of any affected taxing entity as prescribed by the Property Redevelopment and Tax Abatement Act.

PASSED, APPROVED AND ADOPTED on this the 15th day of October, 2013.

By: Don R. Allred
Don R. Allred, County Judge

Quincy Taylor
Quincy Taylor
Commissioner, Precinct 1

Clay Crist
Clay Crist
Commissioner, Precinct 2

Abstain RM
Roger Morris
Commissioner, Precinct 3

Billy Don Brown
Billy Don Brown
Commissioner, Precinct 4

Darla Lookingbill
Attest: Darla Lookingbill, County Clerk

10-15-13P01:22 FILE



FILED FOR RECORD

DARLA LOOKINGBILL
COUNTY-DISTRICT CLERK
OLDHAM COUNTY, TEXAS

BY: Darla Lookingbill

FILED FOR RECORD
DARLA LOCKINGBELL
COUNTY CLERK
OLDHAM COUNTY, TEXAS

BY-



**RESOLUTION OF THE COMMISSIONERS COURT
OF DEAF SMITH COUNTY, TEXAS
DESIGNATING REINVESTMENT ZONE NUMBER 2013-02.**

A RESOLUTION DESIGNATING A CERTAIN AREA AS A REINVESTMENT ZONE FOR A COMMERCIAL/INDUSTRIAL TAX ABATEMENT IN DEAF SMITH COUNTY, TEXAS, ESTABLISHING THE BOUNDARIES THEREOF, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Commissioners Court of Deaf Smith County, Texas desires to promote the development or redevelopment of a certain contiguous geographic area within its jurisdiction by the creation of a reinvestment zone as authorized by the Property Redevelopment and Tax Abatement Act, as amended (Texas Property Tax Code § 312.001, *et seq.*), and the Tax Abatement Guidelines and Criteria of Deaf Smith County (the "Guidelines"); and

WHEREAS, on September 23, 2013, a hearing before the Commissioners Court of Deaf Smith County, Texas was held, such date being at least seven (7) days after the date of publication of the notice of such public hearing in the local newspaper of general circulation in Deaf Smith County and the delivery of written notice to the respective presiding officers of each taxing entity that includes within its boundaries real property that is to be included in the proposed reinvestment zone; and

WHEREAS, the Commissioners Court of Deaf Smith County, Texas at such public hearing invited any interested person to appear and speak for or against the creation of the reinvestment zone and whether all or part of the territory described should be included in the proposed reinvestment zone; and

WHEREAS, the proponents of the reinvestment zone offered evidence, both oral and documentary, in favor of all of the foregoing matters relating to the creation of the reinvestment zone and opponents, if any, of the reinvestment zone appeared to contest the creation of the reinvestment zone.

BE IT RESOLVED BY THE COMMISSIONERS COURT OF DEAF SMITH COUNTY, TEXAS:

SECTION 1. That the facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

SECTION 2. That the Commissioners Court of Deaf Smith County, Texas, after conducting such hearing and having heard such evidence and testimony, has made the following findings and determinations based on the evidence and testimony presented to it:

- (a) That the public hearing on adoption of the reinvestment zone has been properly called, held and conducted and that notice of such hearing has been published as required by law and mailed to the respective presiding officers of the governing bodies of all taxing units overlapping the territory inside the proposed reinvestment zone; and

- (b) That the boundaries of the proposed reinvestment zone should be the area described in the description attached hereto as Exhibit "A" and depicted on the map attached hereto as Exhibit "B", both Exhibits being incorporated herein by reference for all purposes, with Exhibit "B" controlling in the event of any discrepancy between Exhibit "A" and Exhibit "B"; and,
- (c) That creation of the reinvestment zone will result in benefits to Deaf Smith County, Texas and to land included in the reinvestment zone and that the improvements sought are feasible and practical; and
- (d) The reinvestment zone meets the criteria set forth in Texas Property Tax Code Chapter 312 for the creation of a reinvestment zone as set forth in the Property Redevelopment and Tax Abatement Act, as amended, and the Guidelines, in that it is reasonably likely as a result of the designation to contribute to the retention or expansion of primary employment or to attract investment in the zone that would be a benefit to the property and that would contribute to the economic development of Deaf Smith County, Texas, and that the entire tract of land is located entirely within an unincorporated area of Deaf Smith County, Texas.

SECTION 3. That pursuant to the Property Redevelopment and Tax Abatement Act, as amended, and the Guidelines, the Deaf Smith County Commissioners Court hereby creates Deaf Smith County Reinvestment Zone Number 2013-02; a reinvestment zone for commercial-industrial tax abatement encompassing only the area described in "Exhibit A" and depicted in Exhibit "B", with Exhibit "B" controlling, and such reinvestment zone is hereby designated and shall hereafter be referred to as Deaf Smith County Reinvestment Zone Number 2013-02.

SECTION 4. That Deaf Smith County Reinvestment Zone Number 2013-02 shall take effect on September 23, 2013 and shall remain designated as a commercial-industrial reinvestment zone for a period of five (5) years from such date of designation, and may be renewed for an additional five (5) year period thereafter.

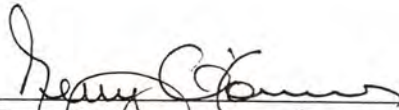
SECTION 5. That if any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

SECTION 6. That it is hereby found, determined and declared that sufficient notice of the date, hour, place and subject, of the meeting of the Deaf Smith County Commissioners Court at which this Resolution was adopted was posted at a place convenient and readily accessible at all times as required by the Texas Open Government Act, Texas Government Code, Chapter 551, as amended, and that a public hearing was held prior to the designation of such reinvestment zone and that proper notice of the hearing was published in the official newspaper of general circulation within the County, and furthermore, such notice was in fact delivered to the presiding officer of any affected taxing entity as prescribed by the Property Redevelopment and Tax Abatement Act.

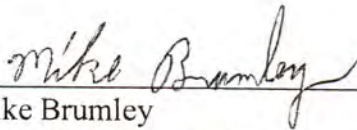
PASSED, APPROVED AND ADOPTED on this the 23rd day of September, 2013.



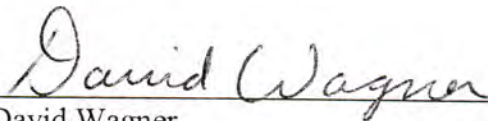
Pat Smith
Commissioner, Precinct 1



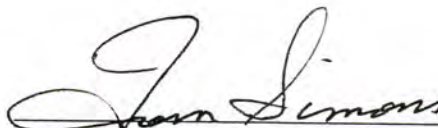
Jerry O'Connor
Commissioner, Precinct 2



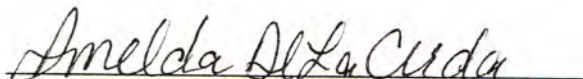
Mike Brumley
Commissioner, Precinct 3



David Wagner
Commissioner, Precinct 4



Tom Simons
County Judge


County Clerk

[COUNTY SEAL]

Canadian Breaks LLC
Chapter 313 Application to Wildorado ISD

CHECKLIST ITEM #16 - Continued

Legal Description of Reinvestment Zone

See attached.

EXHIBIT A
LEGAL DESCRIPTION OF
OLDHAM REINVESTMENT ZONE #6

Oldham Reinvestment Zone #6 is comprised of the following parcels. In the event of discrepancy between this Exhibit "A" and the attached map on Exhibit "B", Exhibit "B" shall control; provided however, the Oldham Reinvestment Zone #6 shall in no way be deemed to include any portion of any municipality.

That portion of Section 6, Block K5, AB&M Survey lying in Oldham County, Texas.

That portion of Section 15, Block K5, ACH&B Survey, lying in Oldham County, Texas

Those portions of Sections 26 and 35, Block K5, TWNG RR CO Survey, lying in Oldham County, Texas

That portion of Section 3, Block G, F B Gouldy Survey, lying in Oldham County, Texas

That portion of Section 46, Block K5, TT RR CO Survey, lying in Oldham County, Texas

All of Section 1, Block Z3, H&W Survey, Oldham County, Texas.

All of Section 7, Block K5, D&W RR CO Survey, Oldham County, Texas.

All of Section 14, Block K5, ACH&B Survey, Oldham County, Texas.

All of Section 27, Block K5, TWNG RR CO Survey, Oldham County, Texas.

All of Section 34, Block K5, TWNG RR CO Survey, Oldham County, Texas.

All of Section 47, Block K5, TT RR CO Survey, Oldham County, Texas.

All of Section 48, Block K5, TT RR Co Survey, Oldham County, Texas.

All of Section 33, Block K5, TWNG RR CO Survey, Oldham County, Texas.

All of Section 28, Block K5, TWNG RR CO Survey, Oldham County, Texas.

All of Section 13, Block K5, ACH&B Survey, Oldham County, Texas.

All of Section 8, Block K5, D&W RR CO Survey, Oldham County, Texas.

All of Section 18, Block Z3, RT CO Survey, Oldham County, Texas.

All of Section 19, Block Z3, RT CO Survey, Oldham County, Texas.

All of Section 9, Block K5, D&W RR CO Survey, Oldham County, Texas.

All of Section 12, Block K5, TT RR CO Survey, Oldham County, Texas.

All of Section 11, Block K5, TT RR CO Survey, Oldham County, Texas.

All of Section 29, Block K5, TWNG RR CO Survey, Oldham County, Texas.

All of Section 32, Block K5, TWNG RR CO Survey, Oldham County, Texas.

All of Section 31, Block K5, TWNG RR CO Survey, Oldham County, Texas.

All of Section 30, Block K5, TWNG RR CO Survey, Oldham County, Texas.

All of Section 7, Block H1, TT RR CO Survey, Oldham County, Texas.

All of Section 4, Block H1, TT RR CO Survey, Oldham County, Texas.

All of Section 1, Block H1, TT RR CO Survey, Oldham County, Texas.

The S/2 of Section 49, South of Hwy 40, Block K5, TT RR CO Survey, Oldham County, Texas.

EXHIBIT A
DESCRIPTION OF DEAF SMITH COUNTY
REINVESTMENT ZONE 2013-02

All of Section 5, Block K5, AB&M Survey, Deaf Smith County, Texas

All of Section 25, Block K5, TWNG RR CO Survey, Deaf Smith County, Texas

All of Section 23, Block 8, BS&F Survey, Deaf Smith County, Texas

The North 102 acres of Section 4, Block G, A Combs Survey, lying in Deaf Smith County, Texas

That portion of Section 6, Block K5, AB&M Survey lying in Deaf Smith County, Texas.

That portion of Section 15, Block K5, ACH&B Survey, lying in Deaf Smith County, Texas

Those portions of Sections 26 and 35, Block K5, TWNG RR CO Survey, lying in Deaf Smith County, Texas

That portion of Section 3, Block G, F B Gouldy Survey, lying in Deaf Smith County, Texas



Canadian Breaks LLC
Chapter 313 Application to Wildorado ISD

CHECKLIST ITEM #16 - Continued

Guideline and Criteria – Oldham
County & Deaf Smith County

See attached.

Resolution 05-13-16-01

**GUIDELINES AND CRITERIA FOR GRANTING TAX ABATEMENT IN
REINVESTMENT ZONES CREATED IN THE JURISDICTION OF
OLDHAM COUNTY, TEXAS.**

WHEREAS, the creation and retention of job opportunities that bring new wealth is one of the highest civic priorities; and,

WHEREAS, new jobs and investments will benefit the area economy, provide needed opportunities, strengthen the real estate market, and generate tax revenue to support local services; and,

WHEREAS, Oldham County must compete with other localities across the nation currently offering tax inducements to attract new and modernization projects; and,

WHEREAS, any tax incentives offered in Oldham County would reduce needed tax revenue unless these tax incentives are strictly limited in application to those new and existing industries that bring new wealth to the community; and,

WHEREAS, the abatement of property taxes, when offered to attract primary jobs in industries that bring in money from outside a community instead of merely recirculation dollars within a community, has been shown to be an effective method of enhancing and diversifying an area's economy; and,

WHEREAS, Texas law requires any eligible taxing jurisdiction to establish guidelines and criteria as to eligibility for tax abatement agreements prior to the granting of any future tax abatement, which guidelines and criteria are to remain unchanged for a two-year period unless amended by a three fourths (¾) majority vote of the governing body, as provided by said state law; and,

WHEREAS, these guidelines and criteria shall not be constructed as implying or suggesting that the County of Oldham, or any other taxing jurisdiction, is under any obligation to provide tax abatement or other incentives to any applicant, and all applicants shall be considered on a case-by-case basis; and,

WHEREAS, these guidelines and criteria are approved for circulation to all affected taxing jurisdiction for consideration as a common policy for all jurisdictions that choose to participate in tax abatement agreements;

NOW THEREFORE BE IT RESOLVED THAT, said guidelines and criteria are as follows:

Sec. 1. Definitions

(a) "Abatement" means the full or partial exemption from ad valorem taxes of certain real property, and certain personal property, in a reinvestment zone designated by the County of Oldham for economic development purposes.

(b) "Affected jurisdiction" means the County of Oldham, and any other taxing jurisdiction with any substantial parts of its area located in Oldham County; and that levies ad valorem taxes and provides services to property located in said County; and that chooses to participate in tax abatement agreements by, or pursuant to, these guidelines.

- (c) "Agreement" means a contractual agreement between a property owner or lessee, or both, and an affected jurisdiction for the purposes of tax abatement.
- (d) "Base year value" means the assessed value of eligible property January 1 preceding the execution of the agreement, plus the agreed-upon value of eligible property improvements made after January 1 but before the execution of the agreement.
- (e) "Deferred maintenance" means improvements necessary for continued operations that do not improve productivity or alter the process technology.
- (f) "Distribution Center Facility" means permanent buildings and structures, including fixed machinery and equipment, used or to be used, primarily to receive, store, service, or distribute goods or materials owned by the facility operator.
- (g) "Expansion" means the addition of permanent building and structures, fixed machinery and equipment for purposes of increasing production capacity.
- (h) "Facility" means property improvements completed or in the process of construction that together comprise an integral whole.
- (i) "Manufacturing Facility" means permanent buildings and structures, including fixed machinery and equipment, the primary purpose of which is or will be the manufacture of tangible goods or materials or the processing of such goods or materials by physical or chemical change.
- (j) "Modernization" means a complete or partial demolition of facilities and the complete or partial reconstruction or installation of a facility of similar or expanded production capacity. Modernization may result from the construction, alteration, or installation of permanent buildings and structures, alteration, or installation of permanent buildings and structures, fixed machinery and equipment. Modernization shall include improvements for the purposes of increasing productivity or updating the technology of machinery or equipment or both.
- (k) "New Facility" means a property previously undeveloped that is placed into service by means other than by, or in conjunction with, expansion or modernization.
- (l) "Other basic industry" means permanent buildings and structures, including fixed machinery and equipment not elsewhere described, used or to be used, for the production of products or services that primarily serve a market that result in the creation of new permanent jobs, and that bring in new wealth.
- (m) "Productive life" means the number of years a property improvement is expected to be in service in a facility.
- (n) "Regional entertainment facility" means permanent buildings and structures, including fixed machinery and equipment, used or to be used to provide entertainment through the admission of the general public.

(o) "Research facility" means permanent buildings and structures, including fixed machinery and equipment, used or to be used primarily for the research or experimentation to improve or develop new tangible goods or materials or to improve or develop the production processes thereto.

(p) "Regional service facility" means permanent buildings and structures, including fixed machinery and equipment, used or to be used, to service goods.

(q) "Renewable Energy Resource" means a resource which produces energy derived from renewable energy technologies, as defined in PUC Substantive Rule 25.5.

Sec. 2. Criteria for Abatement and Designating a Reinvestment Zone.

(a) Authorized facility. A facility may be eligible for abatement if it is a manufacturing facility, research facility, distribution center or regional service facility, regional entertainment facility, renewable energy resource, or other basic industry.

(b) Creation of new value. Abatement may be granted only for the additional value of eligible property improvements made subsequent to, and specified in, an abatement agreement between Oldham County and the property owner or lessee, subject to such limitation as Oldham County may require.

(c) New and existing facilities. Abatement may be for new facilities and improvements to existing facilities purposes of modernization or expansion.

(d) Eligible property. Abatement may be extended to the value of permanent buildings and structures, fixed machinery and equipment, and certain other personal property, site improvements, and office space and related fixed improvements necessary to the operation and administration of the facility.

(e) Ineligible property. The following types of property shall be fully taxable and ineligible for abatement: land; inventories; supplies; housing; hotel accommodations; deferred maintenance investments; property to be rented or leased, except as provided in Section 2 (f); any improvements, including those to produce, store or distribute natural gas, fluids or gases, that are not integral to the operation of the facility; property owned or used by the State of Texas or its political subdivision or by any organization owned, operated, or directed by a political subdivision of the State of Texas.

(f) Owned and Leased Facilities. If a leased facility is granted abatement, the agreement shall be executed with the lessor and the lessee.

(g) Value and term of abatement. A tax abatement agreement granted by Oldham County shall be up to but not exceeding ten (10) years in duration and up to but not exceeding 100% of the ad valorem property taxes assessed.

(h) Economic qualification. In order to be eligible to receive tax abatement the planned improvement:

(1) must be reasonably expected to increase the value of the property in the amount of at least \$1,000,000 for new businesses and \$500,000 for existing businesses;

(2) must be expected to prevent the loss of employment, retain employment, or create employment on a permanent basis.

(3) must not be expected to solely or primarily have the effect of transferring employment from one part of the County of Oldham to another; and,

(i) Existing business. Recognizing the importance of cosmetic improvements to the community of those existing businesses that modernize or expand over and above normal repair and upkeep, they may be granted a two-year tax abatement of the amount of value the facility is increased. (If a business has a building appraised at \$500,000.00 and modernization or expansion changes the appraised value to \$1,000,000.00, \$500,000.00 of the new value could be abated for two years beginning January 1 after the year completed.)

(j) Taxability. From the execution of the abatement agreement to the end of the agreement period taxes shall be assessed as follows:

(1) the value of ineligible property as provided in Section 2 (e) shall be fully taxable; and,

(2) the base year value of existing eligible property as determined each year shall be fully taxable; and,

(3) The additional value of new eligible property shall be taxable in the manner described in Section 2(g, h, & i).

Sec. 3. Application and Hearing

(a) Any present or potential owner of taxable property in the jurisdiction of the Taxing Entities of the County of Oldham, Texas may request tax abatement by filing a written request with the Oldham County Commissioners Court.

(b) The application shall consist of a completed application form accompanied by: a nonrefundable application fee of \$1,000, a general description of the proposed use and the general nature and extent of the modernization, expansion, or new improvements to be undertaken; a descriptive list of the improvements that will be a part of the facility; a map and property description; and a time schedule for undertaking and completing the planned improvements.

In the case of modernization, a statement of the assessed value of the facility, separately stated for real and personal property, shall be give for the tax year immediately preceding the application. The application form may require any financial and other information that may be appropriate for evaluating the financial capacity of the applicant and any other factors.

(c) After receipt of an application, the Commissioners Court shall determine within forty-five (45) days how to proceed with the application. Within this time frame, the Commissioners Court shall choose either to deny the application, consider the application, or consider the application on an expedited basis.

(d) Consideration of Application. If the County determines that the application should be further considered, then the County Judge shall schedule a hearing to obtain public input on the application. At least seven (7) days prior to the hearing, the County must send written notice to the presiding officers of all taxing units with jurisdiction over the property for which an abatement is sought and must publish notice of the

hearing time, place and subject in the local newspaper. At the hearing the commissioners Court evaluates the application against the criteria in Section 2 and decides whether to designate the property for which an abatement is sought as a reinvestment zone. If the reinvestment zone is not designated, the application fails, although it may be amended and resubmitted. If the reinvestment zone is designated, the Commissioners Court shall pass an order to that effect and may then arrange to consider for approval the tax abatement agreement between the applicant and the County at its next regularly scheduled meeting. At least seven (7) days prior to entering into a tax abatement agreement, the County must give written notice of its intent to do so to the presiding officers of all taxing units with jurisdiction over the property for which an abatement is sought, along with a copy of the proposed tax abatement agreement. At the regularly scheduled meeting, the Commissioners Court may finally vote by simple majority to enter into the tax abatement agreement or to decline. An approved tax abatement agreement may be executed in the same manner as other contracts made by the County.

(e) Expedited Consideration of Application. If the County determines that the application should receive expedited consideration, then the County Judge shall schedule an opportunity to obtain public input on the application at the Commissioners Court's next meeting. At least seven (7) days prior to the meeting, the County must send written notice to the presiding officers of all taxing units with jurisdiction over the property for which an abatement is sought and must publish notice of the hearing time, place and subject in the local newspaper. Also at this time, the County must give written notice of its intent to enter into a tax abatement agreement to the presiding officers of all taxing units with jurisdiction over the property for which the abatement is sought, along with a copy of the proposed tax abatement agreement. During the Commissioners Court meeting, the Commissioners Court shall evaluate the application against the criteria in Sections 2 and shall decide whether to designate the property for which the abatement is sought as a reinvestment zone. If the reinvestment zone is designated, the Commissioners Court shall pass an order to that effect and may then immediately consider for approval the tax abatement agreement between the applicant and the County. After consideration, the Commissioners Court may finally vote by simple majority to enter into the tax abatement agreement, or the decline. An approved tax abatement agreement may be executed in the same manner as other contracts made by the County.

(f) Confidentiality. As required by Section 312.003 of the Texas Tax Code, information that is provided to the County in connection with an application or a request for a tax abatement under this chapter that describes the specific processes or business activities to be conducted or the equipment or other property to be located on the property for which the abatement is sought is confidential and not subject to public disclosure until the tax abatement is executed.

(g) When the abatement is disapproved, an applicant may be granted a review, or rehearing, in which a new application and hearing may be required.

(h) Tax abatement may not be approved if the County finds that the application therefore was filed after the commencement of the construction, alteration, or installation of improvements related to a proposed modernization, expansion, or new facility.

(i) Request for variance from the provisions of Section 2 may be made in written form to the Commissioners Court of Oldham County. Such request shall include all the items listed in Section 3 (b) above, together with a complete description of the circumstances that prompt the applicant to request variance. The approval process for a variance shall be identical to that for a standard application and may be supplemented by such additional requirements as may be deemed necessary by the County.

Sec. 4. Standards for denying Approval of Abatement.

- (a) If any affected jurisdiction is able to conclusively show cause in the public hearing why the granting of the abatement will have a substantial adverse effect on its bonds, tax revenue, service capacity, or the providing of services, Oldham County shall deny the approval of abatement.
- (b) An abatement agreement shall not be granted if it is determined that:
 - (1) there would be substantial adverse effect on the providing of government services or tax bases;
 - (2) the applicant has insufficient financial capacity;
 - (3) planned or potential use of the property would constitute a hazard to public safety, health, or morals; or,
 - (4) codes or laws would be violated.

Sec. 5. Effect of Approval of Application

Oldham County Commissioners Court acts only for the taxing entity of Oldham County and for no other taxing entity within Oldham County. The County's approval or disapproval of an application has no effect on any other taxing entity within the jurisdiction or their right to approve or disapprove an application. Only the governing bodies of the effected jurisdictions may grant tax abatements, and enter into tax abatement agreements with applicants.

Sec. 6. Tax Abatement Agreements

The Oldham County Commissioners Court after approval of an application shall enter into an agreement with the applicant. Such agreements shall be executed with the owner of the facility, and with the lessee when required. Such agreements shall include:

- (1) the estimated value to be abated and the base year value;
- (2) the percentage of value to be abated each year as provided in Sec. 2 (g, h, & i);
- (3) the commencement date and the termination date of abatement;
- (4) the proposed use of the facility, nature of construction, time schedule, map, property description, and improvements list as provided in application, Section 3 (b);
- (5) contractual obligations in the event of default, violation of terms or conditions, delinquent taxes recapture, administration, and assignment as provided in Sections 2 (a), 2 (f), 2 (g, h, & i), 7, 8, and 9.
- (6) size of investment and average number of jobs involved. Such agreement shall normally be executed within 30 days after the applicant has forwarded all necessary information and documentation to the County; and

(7) the agreement shall stipulate that employees, or designated representatives, or both, of Oldham County will have access to the reinvestment zone during the terms of the abatement to inspect the facility to determine if the terms and conditions of the agreement are being met. All inspections will be made only after the giving of 24 hours prior notice and will be conducted in such a manner that they will not unreasonably interfere with the construction or operation or both of the facility. All inspections will be made in the presence of one or more representatives of the company or individual and in accordance with the safety standards of the company or individual.

Sec. 7 Recapture

(a) If the facility is completed and begins producing products or services, but subsequently discontinues producing products or services for any reason excepting fire, explosion, or other casualty or accident or natural disaster, for a period of one year during the abatement period, then the agreement shall terminate and so shall the abatement of the taxes for the calendar year during which the facility no longer produces. The taxes otherwise abated for that calendar year shall be paid to the affected jurisdiction within 60 days from the date of termination.

(b) If the Oldham County Commissioners Court determines that the company or individual is in default according to the terms and conditions of its agreement, the Commissioners Court shall notify the company or individual in writing at the address stated in the agreement, and if such default is not cured within 60 days from the date of such notice ("cure period") , then the agreement may be terminated.

(c) If the company or individual (1) allows its ad valorem taxes owed to the County of Oldham, or any other taxing entity in Oldham County, to become delinquent and fails to timely and properly follow the legal procedures for their protest or contest or both; or (2) violates any of the terms and conditions of the abatement agreement and fails to cure during the cure-period, the agreement may then be terminated, and all taxes previously abated by virtue of the agreement will be recaptured and paid within 60 days of the termination.

Sec. 8. Administration

(a) The Chief Appraiser of the Oldham County Appraisal District shall annually determine an assessment of the real and personal property comprising the reinvestment zone. Each year, any company or individual receiving abatement shall furnish the assessor with such information as may be necessary for the abatement. Once value has been established, the chief appraiser shall notify the affected jurisdictions that levy taxes of the amount of the assessment.

(b) Upon completion of construction, a designated representative of Oldham County shall annually value each facility receiving abatement to insure compliance with the agreement and shall make a report to the Commissioners Court regarding the findings of each evaluation.

Sec. 9. Assignment

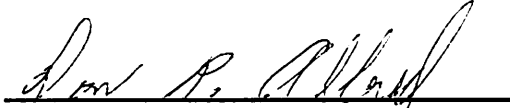
Abatement may be transferred and assigned by the holder to a new owner or lessee of the same facility upon the approval by resolution of the affected jurisdiction, subject to the financial capacity of the assignee and provided that all conditions and obligations in the abatement agreement are guaranteed by the execution of a new contractual agreement with the affected jurisdiction. No

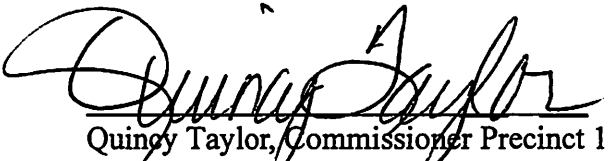
assignment or transfer shall be approved if the parties to the existing agreement, the new owner, or the new lessee are liable to any taxing entity in Oldham County for outstanding delinquent taxes or other obligations. Approval shall not be unreasonably withheld.

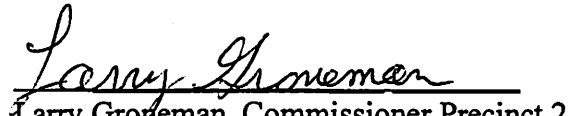
Sec. 10. Sunset Provision

The guidelines and criteria are effective upon the date of their adoption and will remain in force for two years unless amended by a three-quarters vote of the Oldham County Commissioners Court, at which time the tax abatement contracts created according to these provisions will be reviewed to determine whether or not the goals have been achieved. Based on that review, the guidelines and criteria may be further modified, renewed or eliminated.

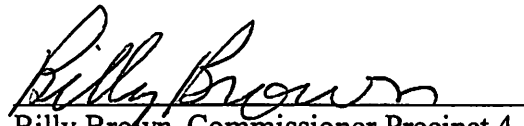
Moved, Seconded, and Passed Unanimously, This the 13th day of May 2014.


Don R. Allred, Oldham County Judge

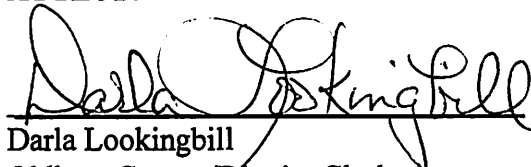

Quincy Taylor, Commissioner Precinct 1


Larry Groneman, Commissioner Precinct 2


Roger Morris, Commissioner Precinct 3


Billy Brown, Commissioner Precinct 4

ATTEST:


Darla Lookingbill
Oldham County/District Clerk



REGULAR MEETING MAY 13, 2016

The meeting was called to order at 9:05 a.m. by County Judge Don Allred with a full quorum present. Commissioner Billy Brown led the Court in prayer and Judge Allred led the Court in pledges to the American and Texas flags.

Minutes for the Regular Meeting were emailed to each Commissioner and the County Judge prior to Commissioners Court. A copy of these minutes was given to County Auditor Charlotte Cook and available to anyone upon request. Judge Allred asked the Court if they had individually read the minutes and if there were any questions or comments. Motion by Quincy Taylor to approve the minutes of the April 11th Regular Meeting as presented, second by Larry Groneman. Motion carried.

The Court examined the claims against the County presented for payment. Judge Allred informed the Court that all requests for reimbursement for the road projects have been sent in by Erica and these should exhaust the funds. He stated that the county was around \$8,000.00 to \$9,000.00 short and that was not as much as originally thought. After examination of claims presented, motion by Larry Groneman, second by Quincy Taylor to approve all claims as presented. Motion carried.

Charlotte presented the County Auditor's Report and the Official's Report. After examination of the County Auditor's Report and the Official's Report, motion by Roger Morris, second by Billy Brown to approve the reports as presented. Motion carried.

Treasurer Sherri Johnson met with the court to give the Treasurer's monthly report, motion by Roger Morris, second by Billy Brown to approve the report as presented. Motion carried.

Justice of the Peace Kristy Homfeld met with the Court to give the JP's monthly report. Total revenue for the month - \$41,430.10, new cases filed – 133, number of cases processed – 155, other cases – 80, cases set on docket – 16, cases pending – 9, cases continued – 3 and affidavit of call – 1. Motion by Quincy Taylor, second by Larry Groneman to approve the JP Reports as presented. Motion carried.

In the absence of Tax Assessor/Collector Linda Brown, Judge Allred presented her monthly report to the Court. Total fees paid for the month - \$40,324.51 and 2016 5% Sales Tax -

\$12,901.50. Motion by Quincy Taylor, second by Roger Morris to approve the Tax Assessor/Collector Monthly Report as presented. Motion carried.

The Court received the Texas AgriLife Extension Service monthly reports.

The Court received education hours for County Judge and County Commissioners. Judge Allred received four hours, Commissioners Quincy Taylor and Larry Groneman received nine hours and Commissioners Roger Morris and Billy Brown received twelve hours. These hours were received at the County Judges and Commissioners Conference at Horseshoe Bay. Roger Morris mentioned that Melanie Allred was presented a service award at the conference.

The Court received Public Funds Investment Act education hours for County Auditor, Charlotte Cook. Charlotte reported that she has received ten hours of Public Funds Investment Act education hours.

The Court acknowledged the reappointment of County Auditor, Charlotte Cook. Judge Allred stated the reappointment was for two years and would be through May of 2018. The appointment is made by the District Judge.

The Court discussed the 2016 Guidelines and Criteria for tax abatements. Judge Allred stated that, in discussing a tax abatement for Canadian Breaks, it was brought to his attention by James Wester that the county has not adopted or updated the guidelines and criteria. He said this should have been done in January of this year and they are updated every two years. He said this was not a problem as long as action is taken to update them and have it on record prior to taking any action on any amendments or applications. He said that he has gone through the guidelines and criteria and does not see any changes to be made with the exception of possibly the amounts of investment in the county to be eligible for abatement. He stated that currently the amounts are set at one million of new infrastructure for any new business and half a million for any existing business in the county. Motion by Billy Brown, second by Roger Morris to adopt and update the Guidelines and Criteria for tax abatement with no changes good through May 2018. Motion carried.

The Court discussed the proposed second amendment to Tax Abatement Agreement with Canadian Breaks wind project. Judge Allred said that the Canadian Breaks wind facility has made a proposed request for a year extension which would give them until June of 2017 to begin construction and complete by June of 2018. He stated that this is the second amendment to the Tax Abatement Agreement between Oldham County and Canadian Breaks. He added that the

only change in the agreement was the one year extension. Motion by Quincy Taylor to approve the second amendment to the Tax Abatement Agreement between Oldham County and Canadian Breaks, LLC wind, second by Larry Groneman. Motion carried, Commissioner Roger Morris abstained.

The Court discussed adopting a Mass Gathering Permit Application and set fees. Judge Allred stated that there are a lot of counties around the state that have adopted a Mass Gathering Permit Application and fees. He added that recently there was a request to have an event inside the city limits that brought to attention the need to have something in place in the county to deal with mass gatherings. He said that the county needs to have something in place for approval of the event and to insure there is adequate insurance, security and release of liability for the county. Erica stated that the fee associated with the permit application would be used for required inspections from outside agencies. She said that she surveyed several counties and the cost ranges from \$300.00 to \$500.00 to have these inspections done. Statute states that a fee may not exceed the amount to defray the cost of inspections. Motion by Quincy Taylor to set the Mass Gathering Permit fee at \$1,000.00, second by Billy Brown. Motion carried.

The Court was in recess at 9:59 a.m. and was called back to order at 10:13 a.m.

The Court discussed designating the Justice of the Peace Court as the truancy court for Oldham County. Judge Allred stated that truancy has been made a non-criminal offense and it is a civil court offense. Kristi said that the new statute applies to a county with two or more courts hearing truancy cases and two or more school districts and we fall into that category. She added, because she is a part time Municipal Judge and a J P Judge, she wants to designate the Justice of the Peace Court as the only truancy court in Oldham County; otherwise, there would have to be a board built on truancy as to what the formation will be and how they are filed. Judge Allred said that this would help protect the county from the statute of requiring the county to have a board in place to set the truancy guidelines for the schools. Motion by Quincy Taylor, second by Larry Groneman designating the Justice of the Peace Court the truancy court for Oldham County. Motion carried.

The Court discussed the use of the rodeo arena on Memorial Day weekend and setting a fee. Judge Allred said that a request of the county has been made for the use of the arena on Memorial Day for a rough stock clinic for kids. He said after speaking with the man it has turned into a kid's rodeo event. He added by policy for the county, any time there is going to be

an event that charges a fee using the county facilities, the Court sets a reasonable fee for use of the facility. He said that he asked the man if he had seen the facility and he indicated that he had not. Judge Allred told him to go look at the facility to see if it meets their needs and told him that he would be responsible for ground preparation. He added that the man wanted to meet with 4-H and see if they would do the concession stand for the event with funds going to the 4-H and he stated that any profit from the event would be a donation to the 4-H. He stated that he told the man that he would have to be bonded and forms signed releasing the county of any injuries and the man said he had to do all of that in Dalhart, Dumas and other places where they have had these events. He said that his thoughts are if the profits are going to 4-H then waive the fee or make it minimal. Motion by Roger Morris, second by Billy Brown to set the fee for the kid's rodeo event at zero dollars with the understanding that the promoters meet all county requirements; that being, all proceeds from the concession stand go to the 4-H and any profit in the event go to the Oldham County 4-H Club. Motion carried.

The Court discussed budget amendments. Charlotte stated that there are none at this time.

The Court received an Amended Forfeited Assets Fund Budget from the County Attorney's Office. No action taken.

The Court received a Forfeited Assets Budget from the Sheriff's Office. No action taken.

Public Comments:

Quincy stated that two people have persistently asked about the burn ban and when they can burn. She said that they thought they were in her precinct but they are actually in Billy's precinct. She told them it would be discussed today and Billy or she would get back with them. Erica said that the last burn ban was February 12th; therefore, it ran out yesterday, May 12th. Judge Allred reminded them that a commissioner can give permission and have a waiver signed and notify the Sheriff's Office or ask him to remove it.

Erica stated that she and Charlotte would be attending Indigent Healthcare training in Lubbock on the 23rd and 24th.

Judge Allred said that on the 24th there would be a Legislative Agenda Meeting from 10:00 a.m. to 12:00 p.m. at the Santa Fe Building in Amarillo. Darla stated that she would be unable to attend due to that being Runoff Election Day. Judge Allred said that he called TAC and told them that it was scheduled on Election Day.

Greg Conn stated that he had just filed the deed and they were able to purchase Roark's for the museum. He said that Betty Jo Hacker donated enough money for them to purchase the building. He said that the building would be an extension of the museum and would be Oldham County Museum.

There being no further business, motion by Billy Brown, second by Roger Morris to adjourn at 10:34 a.m. Motion carried.

ATTEST: _____
County Clerk

County Judge

STATE OF TEXAS

DEAF SMITH COUNTY

TAX ABATEMENT GUIDELINES AND CRITERIA

Deaf Smith County (the "County") is committed to the promotion of quality development in all parts of Deaf Smith County and to improving the quality of life for its citizens. In order to help meet these goals, the County will consider providing Tax Abatements (as defined below) to stimulate economic development. It is the policy of the County that such an incentive will be provided in accord with the guidelines and criteria outlined in this document. All applicants for Tax Abatements shall be considered on an individual basis.

In order to be eligible for designation as a Reinvestment Zone and receive Tax Abatement, and unless otherwise approved by the County, the planned improvement:

1. must be an Eligible Facility (as defined below);
2. must add at least Five Hundred Thousand Dollars (\$500,000.00) to the tax roll of eligible property;
3. must be reasonably expected to have an increase in positive net economic benefit to Deaf Smith County of at least One Million Dollars (\$1,000,000.00) over the life of the Abatement, computed to include (but not limited to) new sustaining payroll and/or capital improvement; and
4. must not be expected to solely or primarily have the effect of transferring employment from one part of Deaf Smith County to another.

In addition to the criteria set forth above, the County reserves the right to negotiate a Tax Abatement Agreement in order to compete favorably with other communities.

Only that increase in the fair market value of the property that is a direct result of the development, redevelopment, and improvement specified in the Agreement will be eligible for Abatement and then only to the extent that such increase exceeds any reduction in the fair market value of the other property of the applicant located within the jurisdiction creating the reinvestment zone.

All Tax Abatement Agreements will be no longer than allowed by law.

It is the goal of the County to grant Tax Abatements on the same terms and conditions as the other taxing units having jurisdiction of the property. However, nothing herein shall limit the discretion of the County to consider, adopt, modify, or decline any Tax Abatement request.

This policy is effective as of the 27th day of April, 2015, and shall at all times be kept current with regard to the needs of Deaf Smith County and reflective of the official views of the County, and shall be reviewed every two (2) years.

The adoption of these guidelines and criteria by the Commissioners does not:

1. limit the discretion of the governing body to decide whether to enter into a specific Tax Abatement Agreement;
2. limit the discretion of the governing body to delegate to its employees the authority to determine whether or not the governing body should consider a particular application or request for Tax Abatement; or
3. create any property, contract, or other legal right in any person to have the governing body consider or grant a specific application or request for Tax Abatement.

SECTION I. DEFINITIONS

A. **"Abatement" or "Tax Abatement"** means the full or partial exemption from ad valorem taxes of certain property in a reinvestment zone designated for economic development purposes.

B. **"Agreement" or "Abatement Agreement"** means a contractual Agreement between a property owner and/or lessee and the County.

C. **"Base Year Value"** means the assessed value on the eligible property as of January 1 preceding the execution of the Agreement.

D. **"Deferred Maintenance"** means improvements necessary for continued operation which do not improve productivity or alter the process technology.

E. **"Eligible Facilities"** means new, expanded, or modernized buildings and structures, including fixed machinery and equipment, which is reasonably likely as a result of granting the Abatement to contribute to the retention or expansion of primary employment or to attract major investment in the reinvestment zone that would be a benefit to the property and that would contribute to the economic development of Deaf Smith County, but does not include facilities which are intended to be primarily to provide goods or services to residents for existing businesses located in Deaf Smith County such as, but not limited to, restaurants and retail sales establishments. Eligible facilities may include, but shall not be limited to a(n):

- aquaculture/agriculture facility;
- distribution center facility;
- manufacturing facility;
- office building;
- regional entertainment/tourism facility;
- research service facility;
- regional service facility;
- historic building in a designated area;

wind energy facility; or
other basic industrial facility.

F. **"Expansion"** means the addition of building structures, machinery, equipment, or payroll for purposes of increasing production capacity.

G. **"Facility"** means property improvement(s) completed or in the process of construction which together comprise an interregional whole.

H. **"Modernization"** means a complete or partial demolition of facilities and the complete or partial reconstruction or installation of a facility of similar or expanded production capacity. Modernization may result from the construction, alteration, or installation of buildings, structures, machinery, or equipment.

I. **"New Facility"** means a property previously undeveloped which is placed into service by means other than or in conjunction with Expansion or Modernization.

J. **"Productive Life"** means the number of years property improvement(s) is/are expected to be in service in a facility.

SECTION II. ABATEMENT AUTHORIZED

A. **Eligible Facilities.** Upon application, Eligible Facilities shall be considered for Tax Abatement as hereinafter provided.

B. **Creation of New Values.** Abatement may only be granted for the additional value of eligible property improvement(s) made subsequent to and specified in an Abatement Agreement between the County and the property owner or lessee, subject to such limitations as the County may require.

C. **New and Existing Facilities.** Abatement may be granted for the additional value of eligible property improvement(s) made subsequent to and specified in an Abatement Agreement between the County and the property owner or lessee, subject to such limitations as the County may require.

D. **Eligible Property.** Abatement may be extended to the value of new, expanded, or modernized buildings, structures, fixed machinery and equipment, site improvements, and related fixed improvements necessary to the operation and administration of the facility, and all other real and tangible personal property permitted by Chapter 312 of the Texas Tax Code.

E. **Ineligible Property.** The following types of property shall be fully taxable and ineligible for Tax Abatement: land; animals; inventories, supplies; tools; furnishings; vehicles; vessels; aircraft; deferred maintenance investments; housing and property to be rented or leased, except as provided in Section II(F); property owned or used by the State of Texas.

F. **Owned/Leased Facilities.** If a leased facility is granted Abatement, the

Agreement shall be executed with the lessor and the lessee. If the land is leased, but the facility constructed or installed thereon is owned by the lessee, the lessee shall execute the Agreement.

G. **Economic Qualifications.** In order to be eligible for designation as a reinvestment zone and receive Tax Abatement, the planned improvement:

- (1) must be an Eligible Facility;
- (2) must add at least Five Hundred Thousand Dollars (\$500,000.00) to the tax roll of eligible property;
- (3) must be reasonably expected to have an increase in positive net economic benefit to Deaf Smith County of at least One Million Dollars (\$1,000,000.00) over the life of the Abatement, computed to include (but not limited to) new sustaining payroll and/or capital improvement. The creation of (number and type) of new jobs will also factor into the decision to grant an Abatement; and
- (4) must not be expected to solely or primarily have the effect of transferring employment from one part of Deaf Smith County to another.

H. **Standards for Tax Abatement.** The following factors, among others, will be considered in determining whether to grant Tax Abatement:

- (1) value of existing improvements, if any;
- (2) type and value of proposed improvements;
- (3) productive life of proposed improvements;
- (4) number of existing jobs to be retained by proposed improvements;
- (5) number and type of new jobs to be created by proposed improvements;
- (6) amount of local payroll to be created;
- (7) whether the new jobs to be created will be filled by persons residing or projected to reside within the affected taxing jurisdiction;
- (8) amount by which property tax base valuation will be increased during the term of Abatement and after Abatement, which shall include a definitive commitment that such valuation shall not, in any case, be less than Five Hundred Thousand Dollars (\$500,000.00);
- (9) expenses to be incurred in providing facilities directly resulting from the new improvements;

(10) the amount of ad valorem taxes to be paid to the County during the Abatement period considering (a) the existing values, (b) the percentage of new value abated, (c) the Abatement period, and (d) the value after expiration of the Abatement period;

(11) the population growth of Deaf Smith County that occurs directly as a result of new improvements;

(12) the types and values of public improvements, if any, to be made by applicant seeking Abatement;

(13) whether the proposed improvements compete with existing businesses to the detriment of the local economy;

(14) the impact on the business opportunities of existing business;

(15) the attraction of other new businesses to the area;

(16) the overall compatibility with the zoning ordinances and comprehensive plan for the area; and

(17) whether the project obtains all necessary permits from the applicable environmental agencies.

Each Eligible Facility shall be reviewed on its merits utilizing the factors provided above. After such review, Abatement may be denied entirely or may be granted to the extent deemed appropriate after full evaluation.

I. Denial of Abatement. An Abatement Agreement shall not be authorized if it is determined that:

(1) there would be substantial adverse effect on the provision of government services or tax base;

(2) the applicant has insufficient financial capacity;

(3) violation of other codes or laws; or

(4) any other reason deemed appropriate by the County.

J. Taxability. From the execution of the Abatement to the end of the Agreement period, taxes shall be payable as follows:

(1) the value of ineligible property as provided in Section II(E) shall be fully taxable;

(2) the base year value of existing eligible property as determined each year shall be fully taxable; and

(3) the additional value of new eligible property shall be fully taxable at the end of the Abatement period.

SECTION III. APPLICATION

A. Any present or potential owner of taxable property in the County may request Tax Abatement by filing a written application with the Commissioners.

B. The application shall consist of a general description of the new improvements to be undertaken; a descriptive list of the improvements for which an Abatement is requested; a list of the kind, number and location of all proposed improvements of a property; a map and property description; and a time schedule for undertaking and completing the proposed improvements. In the case of modernization, a statement of the assessed value of the facility, separately stated for real and personal property, shall be given for the tax year immediately preceding the application. The Commissioners may require such financial and other information as deemed appropriate for evaluating the financial capacity and other factors pertaining to the applicant, to be attached to the application. The completed application must be accompanied by the payment of a non-refundable application fee for administrative costs and legal fees associated with the processing of the Tax Abatement request. All checks in payment of the administrative fee shall be made payable to the County. The fee for Abatement requests shall be One Thousand and No/100 Dollars (\$1,000.00).

C. The County shall give notice as provided by the Property Tax Code, including written notice to the presiding officer of the governing body of each taxing unit in which the property to be subject to the Agreement is located, not later than seven (7) days before acting upon the application.

D. The application process described in Section III hereof shall be followed regardless of whether a particular reinvestment zone is created by Deaf Smith County or a taxing entity within Deaf Smith County. No other notice or hearing shall be required except compliance with the open meetings act, unless the Commissioners deem them necessary in a particular case.

SECTION IV. AGREEMENT

A. After approval, the Commissioners shall formally pass a resolution and execute an Agreement with the owner of the facility and lessee as required which shall:

(1) include a list of the kind, number and location of all proposed improvements to the property;

(2) provide access to and authorize inspection of the property by the taxing unit to insure compliance with the Agreement;

- (3) limit the use of the property consistent with the taxing unit's development goals;
- (4) provide for recapturing property tax revenues that are lost if the owner fails to make improvements as provided by the Agreement;
- (5) include each term that was agreed upon with the property owner and require the owner to annually certify compliance with the terms of the Agreement to each taxing unit; and
- (6) allow the taxing unit to cancel or modify the Agreement at any time if the property owner fails to comply with the terms of the Agreement.

SECTION V. RECAPTURE

A. In the event that the applicant or its assignee (1) allows its ad valorem taxes owed to become delinquent and fails to timely and properly follow the legal procedures for their protest and/or content; or (2) violates any of the terms and conditions of the Abatement Agreement and fails to cure during the cure period, the Agreement then may be terminated and all taxes previously abated by virtue of the Agreement will be recaptured and paid within thirty (30) days of the termination.

B. Should the County determine that the applicant or its assignee is in default according to the terms and conditions of its Agreement, the County shall notify the company or individual in writing at the address stated in the Agreement, and if such is not cured within the time set forth in such notice (the "Cure Period"), then the Agreement may be terminated.

SECTION VI. ADMINISTRATION

A. The Chief Appraiser of the Deaf Smith County Appraisal District will annually determine an assessment of the real and personal property comprising the reinvestment zone. Each year, the company or individual receiving Abatement shall furnish the appraiser with such information as may be necessary for the Abatement. Once value has been established, the Chief Appraiser will notify the Commissioners of the amount of the assessment.

B. The County may execute a contract with any other jurisdiction(s) to inspect the facility to determine if the terms and conditions of the Abatement Agreement are being met. The Abatement Agreement shall stipulate that employees and/or designated representatives of the County will have access to the reinvestment zone during the term of the Abatement to inspect the facility to determine if the terms and conditions of the Agreement are being met. All inspections will be made only after the giving of twenty-four (24) hours prior notice and will only be conducted in such manner as to not unreasonably interfere with the construction and/or operation of the facility. All inspections will be made with one or more representatives of the company or individual and in accordance with its safety standards.

C. Upon completion of construction, a designated representative of the County shall annually evaluate each facility receiving Abatement to insure compliance with the Agreement and shall formally report such evaluations to the Commissioners.

SECTION VII. ASSIGNMENT

The Abatement Agreement may be transferred and assigned by the holder to a new owner or lessee of the same facility either upon the approval by resolution of the Commissioners, or in accordance with the terms of an existing Tax Abatement Agreement. No assignment or transfer shall be approved if the parties to the existing Agreement, the new owner, or new lessee are liable to any jurisdiction for outstanding taxes or other obligations. Approval shall not be unreasonably delayed or withheld. Notice shall be given to the Commissioners at least twenty (20) days in advance of any transfer or assignment.

SECTION VIII. SUNSET PROVISION

These Guidelines and Criteria are effective upon the date of their adoption, and shall supersede and replace any and all prior guidelines and criteria for Tax Abatement in the County. These Guidelines and Criteria shall remain in force for two (2) years, unless amended by three-quarters vote of the Commissioners, at which time all reinvestment zones and Tax Abatement Agreements created pursuant to these provisions will be reviewed to determine whether the goals have been achieved. Based on such review, the Guidelines and Criteria will be modified, renewed or eliminated; provided, however, no modification or elimination of the Guidelines and Criteria shall affect Tax Abatement Agreements that have been previously approved until the parties thereto shall agree to amend such Agreements.

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Adopted on this the 27th day of April, 2015.

Deaf Smith County Commissioners

Pat Smith

Pat Smith
Commissioner, Precinct 1

Jerry O'Connor

Jerry O'Connor
Commissioner, Precinct 2

Mike Brumley

Mike Brumley
Commissioner, Precinct 3

Dale Artho

Dale Artho
Commissioner, Precinct 4

D.J. Wagner

D.J. Wagner
County Judge



Canadian Breaks LLC
Chapter 313 Application to Wildorado ISD

CHECKLIST ITEM #17

Signature and Certification Page

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

Tracy Duck
Print Name (Authorized School District Representative)

Superintendent
Title

sign
here

[Signature]
Signature (Authorized School District Representative)

7-18-16
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

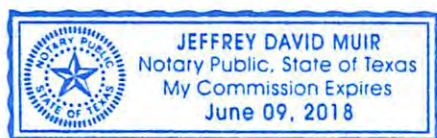
THOMAS HOULE
Print Name (Authorized Company Representative (Applicant))

PRESIDENT
Title

sign
here

[Signature]
Signature (Authorized Company Representative (Applicant))

JULY 13, 2016
Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

13 day of JULY, 2016

Jeffrey David Muir
Notary Public in and for the State of Texas

My Commission expires: JUNE 9, 2018

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.



Application for Appraised Value Limitation on Qualified Property

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

Iroy Duck
Print Name (Authorized School District Representative)

Title

Superintendent

sign
here

Iroy Duck
Signature (Authorized School District Representative)

Date

8/22/16

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

CHAS CALAVITTA
Print Name (Authorized Company Representative (Applicant))

Title

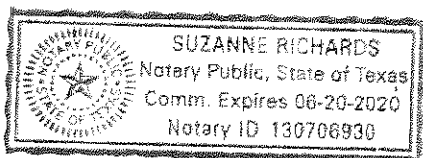
Authorized Signatory

sign
here

Chas Calavitta
Signature (Authorized Company Representative (Applicant))

Date

08/16/2016



(Notary Seal)

GIVEN under my hand and seal of office this, the

16th day of August, 2016

Suzanne Richards
Notary Public in and for the State of Texas

My Commission expires: 06/20/2020

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.



Application for Appraised Value Limitation on Qualified Property

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

T r o y D u c k
Print Name (Authorized School District Representative)

Title

Superintendent,
Wildorado ISD

sign
here

Troy Duck
Signature (Authorized School District Representative)

Date

9-23-2016

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

C H R I S C A L A V I T T A
Print Name (Authorized Company Representative (Applicant))

Title

Authorized Signatory

sign
here

Chris Calavitta
Signature (Authorized Company Representative (Applicant))

Date

09/20/2018



(Notary Seal)

GIVEN under my hand and seal of office this, the

20th day of September, 2016

Suzanne Richards
Notary Public in and for the State of Texas

My Commission expires: June 20, 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.



Franchise Tax Account Status

As of : 12/04/2016 11:34:54

This Page is Not Sufficient for Filings with the Secretary of State

CANADIAN BREAKS LLC	
Texas Taxpayer Number	32038742105
Mailing Address	125 W 55TH ST NEW YORK, NY 10019-5369
Right to Transact Business in Texas	ACTIVE
State of Formation	DE
Effective SOS Registration Date	01/23/2009
Texas SOS File Number	0801077977
Registered Agent Name	CORPORATION SERVICE COMPANY D/B/A CSC-LAWYERS INCO
Registered Office Street Address	211 E. 7TH STREET SUITE 620 AUSTIN, TX 78701



GLENN HEGAR TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

P.O.Box 13528 • Austin, TX 78711-3528

October 31, 2016

Troy Duck
Superintendent
Wildorado Independent School District
P O. Box 120
Wildorado, Texas 79098

Re: Certificate for Limitation on Appraised Value of Property for School District
Maintenance and Operations Taxes by and between Wildorado Independent School
District and Canadian Breaks, LLC, Application # 1146

Dear Superintendent Duck:

On August 30, 2016, the Comptroller issued written notice that Canadian Breaks, LLC (the applicant) submitted a completed application (Application #1146) for a limitation on appraised value under the provisions of Tax Code Chapter 313¹. This application was originally submitted on July 29, 2016, to the Wildorado Independent School District (the school district) by the applicant.

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

- 1) under Section 313.025(h) to determine if the property meets the requirements of Section 313.024 for eligibility for a limitation on appraised value under Chapter 313, Subchapter C; and
- 2) under Section 313.025(d), to issue a certificate for a limitation on appraised value of the property and provide the certificate to the governing body of the school district or provide the governing body a written explanation of the Comptroller's decision not to issue a certificate, using the criteria set out in Section 313.026.

Determination required by 313.025(h)

Sec. 313.024(a)	Applicant is subject to tax imposed by Chapter 171.
Sec. 313.024(b)	Applicant is proposing to use the property for an eligible project.
Sec. 313.024(d)	Applicant has requested a waiver to create the required number of new qualifying jobs and pay all jobs created that are not qualifying jobs a wage that exceeds the county average weekly wage for all jobs in the county where the jobs are located.
Sec. 313.024(d-2)	Not applicable to Application #1146.

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

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

Certificate decision required by 313.025(d)

Determination required by 313.026(c)(1)

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

Determination required by 313.026(c)(2)

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

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

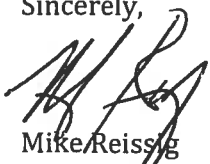
The Comptroller's review of the application assumes the accuracy and completeness of the statements in the application. If the application is approved by the school district, the applicant shall perform according to the provisions of the Texas Economic Development Act Agreement (Form 50-826) executed with the school district. The school district shall comply with and enforce the stipulations, provisions, terms, and conditions of the agreement, applicable Texas Administrative Code and Chapter 313, per TAC 9.1054(i)(3).

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

Note that any building or improvement existing as of the application review start date of August 30, 2016, or any tangible personal property placed in service prior to that date may not become "Qualified Property" as defined by 313.021(2) and the Texas Administrative Code.

Should you have any questions, please contact Will Counihan, Director, Data Analysis & Transparency, by email at will.counihan@cpa.texas.gov or by phone toll-free at 1-800-531-5441, ext. 6-0758, or direct at 512-936-0758.

Sincerely,



Mike Reissig
Deputy Comptroller

Enclosure

cc: Will Counihan

Attachment A – Economic Impact Analysis

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

Table 1 is a summary of investment, employment and tax impact of Canadian Breaks, LLC.

Applicant	Canadian Breaks, LLC
Tax Code, 313.024 Eligibility Category	Renewable Energy Electric Generation
School District	Wildorado ISD
Estimated 2014-2015 Average Daily Attendance	85
County	Oldham & Deaf Smith
Proposed Total Investment in District	\$141,393,719
Proposed Qualified Investment	\$141,393,719
Limitation Amount	\$30,000,000
Qualifying Time Period (Full Years)	2017-2018
Number of new qualifying jobs committed to by applicant *	4
Number of new non-qualifying jobs estimated by applicant	0
Average weekly wage of qualifying jobs committed to by applicant	\$908
Minimum weekly wage required for each qualifying job by Tax Code, 313.021(5)(B)	\$908
Minimum annual wage committed to by applicant for qualified jobs	\$47,236
Minimum weekly wage required for non-qualifying jobs	\$865
Minimum annual wage required for non-qualifying jobs	\$44,994
Investment per Qualifying Job	\$35,348,430
Estimated M&O levy without any limit (15 years)	\$12,559,049
Estimated M&O levy with Limitation (15 years)	\$5,730,283
Estimated gross M&O tax benefit (15 years)	\$6,828,766
* Applicant is requesting district to waive requirement to create minimum number of qualifying jobs pursuant to Tax Code, 313.025 (f-1).	

Table 2 is the estimated statewide economic impact of Canadian Breaks, LLC (modeled).

Year	Employment			Personal Income		
	Direct	Indirect + Induced	Total	Direct	Indirect + Induced	Total
2016	15	10	25	\$82,500	\$917,500	\$1,000,000
2017	200	206	406	\$11,000,000	\$17,000,000	\$28,000,000
2018	4	24	28	\$188,944	\$2,811,056	\$3,000,000
2019	4	13	17	\$188,944	\$1,811,056	\$2,000,000
2020	4	4	8	\$188,944	\$1,811,056	\$2,000,000
2021	4	(1)	3	\$188,944	\$811,056	\$1,000,000
2022	4	(4)	0	\$188,944	\$811,056	\$1,000,000
2023	4	(5)	-1	\$188,944	-\$188,944	\$0
2024	4	(5)	-1	\$188,944	-\$188,944	\$0
2025	4	(4)	0	\$188,944	-\$188,944	\$0
2026	4	(4)	0	\$188,944	-\$188,944	\$0
2027	4	(3)	1	\$188,944	-\$188,944	\$0
2028	4	(3)	1	\$188,944	-\$188,944	\$0
2029	4	(3)	1	\$188,944	-\$188,944	\$0

Source: CPA REMI, Canadian Breaks, LLC

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

Table 3 Estimated Direct Ad Valorem Taxes without property tax incentives									
Year	Estimated Taxable Value for I&S	Estimated Taxable Value for M&O		Wildorado I&S Tax Levy	Wildorado M&O Tax Levy	Wildorado I&S Tax Levies	Oldham & Deaf Smith County Tax Levy	Hereford Regional Medical Tax Levy	Estimated Total Property Taxes
			Tax Rate	0.4300	1.0400		1.0900	0.4367	
2018	\$135,186,533	\$135,186,533		\$581,302	\$1,405,940	\$1,987,242	\$1,473,533	\$590,373	\$4,051,148
2019	\$124,397,485	\$124,397,485		\$534,909	\$1,293,734	\$1,828,643	\$1,355,933	\$543,256	\$3,727,832
2020	\$114,470,268	\$114,470,268		\$492,222	\$1,190,491	\$1,682,713	\$1,247,726	\$499,903	\$3,430,342
2021	\$105,335,999	\$105,335,999		\$452,945	\$1,095,494	\$1,548,439	\$1,148,162	\$460,013	\$3,156,614
2022	\$96,931,303	\$96,931,303		\$416,805	\$1,008,086	\$1,424,890	\$1,056,551	\$423,309	\$2,904,750
2023	\$89,197,874	\$89,197,874		\$383,551	\$927,658	\$1,311,209	\$972,257	\$389,536	\$2,673,002
2024	\$82,082,066	\$82,082,066		\$352,953	\$853,653	\$1,206,606	\$894,695	\$358,461	\$2,459,761
2025	\$75,534,521	\$75,534,521		\$324,798	\$785,559	\$1,110,357	\$823,326	\$329,867	\$2,263,551
2026	\$69,509,829	\$69,509,829		\$298,892	\$722,902	\$1,021,794	\$757,657	\$303,556	\$2,083,008
2027	\$63,966,209	\$63,966,209		\$275,055	\$665,249	\$940,303	\$697,232	\$279,347	\$1,916,882
2028	\$58,865,220	\$58,865,220		\$253,120	\$612,198	\$865,319	\$641,631	\$257,070	\$1,764,020
2029	\$54,171,494	\$54,171,494		\$232,937	\$563,384	\$796,321	\$590,469	\$236,572	\$1,623,363
2030	\$49,852,493	\$49,852,493		\$214,366	\$518,466	\$732,832	\$543,392	\$217,711	\$1,493,935
2031	\$45,878,275	\$45,878,275		\$197,277	\$477,134	\$674,411	\$500,073	\$200,355	\$1,374,839
2032	\$42,221,296	\$42,221,296		\$181,552	\$439,101	\$620,653	\$460,212	\$184,385	\$1,265,250
			Total	\$5,192,684	\$12,559,049	\$17,751,733	\$13,162,849	\$5,273,714	\$36,188,296

Source: CPA, Canadian Breaks, LLC

¹Tax Rate per \$100 Valuation

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

The difference noted in the last line is the difference between the totals in Table 3 and Table 4.

Table 4 Estimated Direct Ad Valorem Taxes with all property tax incentives sought									
Year	Estimated Taxable Value for I&S	Estimated Taxable Value for M&O		WildoradoIS D I&S Tax Levy	Wildorado ISD M&O Tax Levy	Wildorado ISD M&O and I&S Tax Levies	Oldham & Deaf Smith County Tax Levy	Hereford Regional Medical Tax Levy	Estimated Total Property Taxes
			Tax Rate	0.4300	1.0400		1.0900	0.4367	
2018	\$135,186,533	\$30,000,000		\$581,302	\$312,000	\$893,302	\$0	\$147,593	\$1,040,895
2019	\$124,397,485	\$30,000,000		\$534,909	\$312,000	\$846,909	\$0	\$135,814	\$982,723
2020	\$114,470,268	\$30,000,000		\$492,222	\$312,000	\$804,222	\$0	\$124,976	\$929,198
2021	\$105,335,999	\$30,000,000		\$452,945	\$312,000	\$764,945	\$0	\$115,003	\$879,948
2022	\$96,931,303	\$30,000,000		\$416,805	\$312,000	\$728,805	\$0	\$105,827	\$834,632
2023	\$89,197,874	\$30,000,000		\$383,551	\$312,000	\$695,551	\$0	\$97,384	\$792,935
2024	\$82,082,066	\$30,000,000		\$352,953	\$312,000	\$664,953	\$0	\$89,615	\$754,568
2025	\$75,534,521	\$30,000,000		\$324,798	\$312,000	\$636,798	\$0	\$82,467	\$719,265
2026	\$69,509,829	\$30,000,000		\$298,892	\$312,000	\$610,892	\$0	\$75,889	\$686,781
2027	\$63,966,209	\$30,000,000		\$275,055	\$312,000	\$587,055	\$0	\$69,837	\$656,891
2028	\$58,865,220	\$58,865,220		\$253,120	\$612,198	\$865,319	\$641,631	\$257,070	\$1,764,020
2029	\$54,171,494	\$54,171,494		\$232,937	\$563,384	\$796,321	\$590,469	\$236,572	\$1,623,363
2030	\$49,852,493	\$49,852,493		\$214,366	\$518,466	\$732,832	\$543,392	\$217,711	\$1,493,935
2031	\$45,878,275	\$45,878,275		\$197,277	\$477,134	\$674,411	\$500,073	\$200,355	\$1,374,839
2032	\$42,221,296	\$42,221,296		\$181,552	\$439,101	\$620,653	\$460,212	\$184,385	\$1,265,250
			Total	\$5,192,684	\$5,730,283	\$10,922,967	\$2,735,778	\$2,140,498	\$15,799,243
			Diff	\$0	\$6,828,766	\$6,828,766	\$10,427,072	\$3,133,215	\$20,389,053

Source: CPA, Canadian Breaks, LLC

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

Attachment B – Tax Revenue before 25th Anniversary of Limitation Start

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

	Tax Year	Estimated ISD M&O Tax Levy Generated (Annual)	Estimated ISD M&O Tax Levy Generated (Cumulative)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Annual)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Cumulative)
Limitation Pre-Years	2015	\$0	\$0	\$0	\$0
	2016	\$0	\$0	\$0	\$0
	2017	\$260	\$260	\$0	\$0
Limitation Period (10 Years)	2018	\$312,000	\$312,260	\$1,093,940	\$1,093,940
	2019	\$312,000	\$624,260	\$981,734	\$2,075,674
	2020	\$312,000	\$936,260	\$878,491	\$2,954,165
	2021	\$312,000	\$1,248,260	\$783,494	\$3,737,659
	2022	\$312,000	\$1,560,260	\$696,086	\$4,433,745
	2023	\$312,000	\$1,872,260	\$615,658	\$5,049,402
	2024	\$312,000	\$2,184,260	\$541,653	\$5,591,056
	2025	\$312,000	\$2,496,260	\$473,559	\$6,064,615
	2026	\$312,000	\$2,808,260	\$410,902	\$6,475,517
	2027	\$312,000	\$3,120,260	\$353,249	\$6,828,766
Maintain Viable Presence (5 Years)	2028	\$612,198	\$3,732,458	\$0	\$6,828,766
	2029	\$563,384	\$4,295,842	\$0	\$6,828,766
	2030	\$518,466	\$4,814,308	\$0	\$6,828,766
	2031	\$477,134	\$5,291,442	\$0	\$6,828,766
	2032	\$439,101	\$5,730,543	\$0	\$6,828,766
Additional Years as Required by 313.026(c)(1) (10 Years)	2033	\$404,105	\$6,134,648	\$0	\$6,828,766
	2034	\$371,901	\$6,506,549	\$0	\$6,828,766
	2035	\$342,267	\$6,848,816	\$0	\$6,828,766
	2036	\$314,998	\$7,163,814	\$0	\$6,828,766
	2037	\$289,905	\$7,453,720	\$0	\$6,828,766
	2038	\$263,216	\$7,716,935	\$0	\$6,828,766
	2039	\$263,055	\$7,979,990	\$0	\$6,828,766
	2040	\$262,902	\$8,242,892	\$0	\$6,828,766
	2041	\$262,757	\$8,505,649	\$0	\$6,828,766
	2042	\$262,619	\$8,768,269	\$0	\$6,828,766

\$8,768,269

is greater than

\$6,828,766

Analysis Summary

Is the project reasonably likely to generate tax revenue in an amount sufficient to offset the M&O levy loss as a result of the limitation agreement?

Yes

NOTE: The analysis above only takes into account this project's estimated impact on the M&O portion of the school district property tax levy directly related to this project.

Source: CPA, Canadian Breaks, LLC

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

Attachment C – Limitation as a Determining Factor

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

Methodology

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

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

Determination

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

- Canadian Breaks, LLC in Tab 5 of their Application for a Limitation on Appraised Value:
 - A. “Canadian Breaks has entered into a number of contracts related to the project, including long-term lease option agreements with area landowners and Chapter 312 tax abatement agreements with other taxing jurisdictions. None of these contracts obligate Canadian Breaks to construct the project.”
 - B. “The applicant is actively pursuing other projects throughout the US and internationally, and in other Texas Counties that are competing for the limited investment funds. The applicant requires this appraised value limitation in order to move forward with the project at this location.”
 - C. “Without the available tax incentives, the economics of the project become far less attractive and the likelihood of completing the project and selling the electricity at competitive prices becomes unlikely. Property taxes can be the highest operating expense for a wind generation facility as they do not have any associated fuel costs for the production of electricity. With electricity prices already below the national average in Texas, it is necessary to limit the property tax liabilities for the project in order to be able to offer electricity at prices that are marketable to Texas customers.”
 - D. “Without the limitation approval, the applicant would likely terminate the Project, including the aforementioned contracts, leases, and limited improvements, in order to reallocate resources in areas with more favorable economics.”
- May 11, 2016, *Hereford Brand* reported that Jeff Muir of McCorry Capital addressed Commissioners on behalf of Canadian Breaks requesting a one-year extension on three separate abatement deadlines. “There are reasons for the request”, Muir said. “There is concern from the FFA about farms and radar. There is no real issue there, just timing. “There have also been delays with securing our interconnection agreement. It is ready to go, it’s just that the legal review process takes longer.” Muir

further said that “noting the project has moved from mid-stage to late stage development, it would take about a year for the project to complete construction with the substation expected to take 15 months.” The extension pushed construction deadlines from June 30, 2016 to June 30, 2017, operations were extended from June 30, 2017 to June 30, 2018 and the project completion deadline was deferred from December 31, 2017 to December 31, 2018.

- May 11, 2016, *Hereford Brand* reported that, “We have nothing to lose by extending the deadlines,” Precinct 2 Commissioner Jerry O’Connor said, and “We have no expenses on the project.”
- May 11, 2016, *Hereford Brand* reported that, Precinct 4 Commissioner Dale Artho received assurance FFA problems were not ongoing.

Supporting Information

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

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

Supporting Information

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

Application for Appraised Value Limitation on Qualified Property

SECTION 6: Eligibility Under Tax Code Chapter 313.024

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

SECTION 7: Project Description

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

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

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

SECTION 8: Limitation as Determining Factor

1. Does the applicant currently own the land on which the proposed project will occur? ☐ Yes ☒ No
2. Has the applicant entered into any agreements or contracts for work to be performed 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 official 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. 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
8. Has the applicant considered or is the applicant considering other locations not in Texas for the proposed project? ☒ Yes ☐ No
9. Has the applicant provided capital investment or return on investment information for the proposed project in comparison with other alternative investment opportunities? ☐ Yes ☒ No
10. Has the applicant provided information related to the applicant's inputs, transportation and markets for the proposed project? ☐ Yes ☒ No

If you answered "yes" to any of the questions in Section 8, attach supporting information in Tab 5.

For more information, visit our website: www.TexasAhead.org/tax_programs/chapter313/

Supporting Information

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

Canadian Breaks LLC
Chapter 313 Application to Wildorado ISD

CHECKLIST ITEM #5

Documentation to assist in determining if limitation is a determining factor

Section 8, #2: Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project?

Canadian Breaks has entered into a number of contracts related to the project, including long-term lease option agreements with area landowners and Chapter 312 tax abatement agreements with other taxing jurisdictions. None of these contracts obligate Canadian Breaks to construct the project.

Section 8, #7 & 10: Is the applicant evaluating other locations not in Texas for the proposed project?

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?

The applicant for this project is an international investor with the ability to invest and develop projects of this type in other states in the US and around the world. The applicant is actively pursuing other projects throughout the US and internationally, and in other Texas Counties that are competing for the limited investment funds. The applicant requires this appraised value limitation in order to move forward with the project at this location.

Without the available tax incentives, the economics of the project become far less attractive and the likelihood of completing the project and selling the electricity at competitive prices becomes unlikely. Property taxes can be the highest operating expense for a wind generation facility as they do not have any associated fuel costs for the production of electricity. With electricity prices already below the national average in Texas, it is necessary to limit the property tax liabilities for the project in order to be able to offer electricity at prices that are marketable to Texas customers. Without the limitation approval, the Applicant would likely terminate the Project, including the aforementioned contracts, leases, and limited improvements, in order to reallocate resources in areas with more favorable economics.

Supporting Information

Additional information
provided by the Applicant or
located by the Comptroller



County grants abatement extension

- County grants abatement extension

By John Carson

BRAND Managing Editor

Rearranging timetables on a previous agreement, the Deaf Smith County Commissioners Court approved an extension of an alternative energy tax abatement during its regular meeting Monday. Commissioners unanimously approved extending dates of a tax agreement with Canadian Breaks LLC, a wind energy company.

The 200 megawatt (MW) project covers some 20,000 acres in Oldham and Deaf Smith counties with 50 MW generated on 3,000 acres in Deaf Smith. The local portion of the project also includes a substation.

Jeff Muir of McCory Capital addressed commissioners on behalf of Canadian Breaks in requesting a one-year extension on three separate abatement deadlines.

"There are reasons for the request," Muir said. "There is concern from the FFA about farms and radar. There is no real issue there, just timing.

"There have also been delays with securing our interconnection agreement. It is ready to go, it's just that the legal review process takes longer."

Noting the project has moved from "mid-stage to late-stage development," Muir added it would take about a year for the project to complete construction with the substation expected to take 15 months.

His extension request pushed construction completion deadlines from June 30, 2016 to June 30, 2017, while delaying start of operations from June 30, 2017 to June 30, 2018 and moving the deadline for total project completion from Dec. 31, 2017 to Dec. 31, 2018.

"We have nothing to lose by extending [the deadlines]," Precinct 2 Commissioner Jerry O'Connor said. "We have no expenses on [the project]."

Precinct 4's Dale Artho received assurance FFA problems were not ongoing before the extensions were passed.

Commissioners also opened bids for a county depository. With FirstBank Southwest not offering a bid, the board will officially look at offers from First Financial and Happy State Bank and decide on a bank at its next meeting.

The resignation of county librarian Martha Russell was accepted by commissioners, who also voted to advertise for replacement.

"We should have plenty of time to secure a replacement," County Judge D.J. Wagner said, noting that Russell's resignation does become effective until August.

Related

Gonzalez: More conservatism February 17, 2016 In "Local News"

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Retail





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**Summary of the District's Financial Impact
of Chapter 313 Agreement
with Canadian Breaks, LLC**

September 20, 2016

McDowell & Brown, LLC
School Finance Consulting

Wildorado ISD Financial Impact of Chapter 313 Agreement

Summary of Wildorado ISD Financial Impact of the Limited Appraised Value Application from Canadian Breaks, LLC

Introduction

Canadian Breaks, LLC applied for a property value limitation from Wildorado Independent School District under Chapter 313 of the Tax Code. The application was submitted on July 18, 2016 and subsequently approved for consideration by the Wildorado ISD Board of Trustees. Canadian Breaks, LLC (“Canadian Breaks”), is requesting the property value limitation as a “renewable energy electric generation” project as listed in Sec. 313.024.(b) of the Tax Code.

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

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

Wildorado ISD Financial Impact of Chapter 313 Agreement

The company must file an application with the school district to qualify for consideration of a Limited Appraised Value Agreement (“LAVA” or “Agreement”) to begin the following tax year or a later year if agreed upon by the District and the Company.

Years Prior to Start of Value Limitation Period:

The first two years of the agreement are considered the “Prior to Start of Value Limitation Period” and the company’s school district taxes will be levied at one-hundred percent of the appraised value. The applicant has requested that tax years 2016 and 2017 be considered the years that are Prior to the Start of Value Limitation Period.

Value Limitation Period:

During the ten years of the Value Limitation Period, the qualifying entity’s taxable value will be reduced to the minimum qualified investment for the applicable school district as determined by the State Comptroller’s Office. Wildorado ISD is considered a Rural category 1 District as categorized with total taxable value of industrial property of more than \$200 million. Thus, Wildorado ISD has a minimum qualified investment amount of \$30 million and a minimum limitation amount of \$30 million. A qualifying entity’s taxable value would be reduced to \$30 million during this ten year period of the agreement for the purposes of computing the tax levy for the maintenance and operations (M&O) tax of Wildorado ISD. The entire appraised value will be used for computing the interest and sinking (I&S) tax levy. The applicant has requested that the Value Limitation Period to begin in tax year 2018 and continue through tax year 2027.

Final Five Years of the Agreement – Continue to Maintain a Viable Presence:

Tax years 2028 through 2032 will be the final five years of the agreement and the applicant agrees to maintain a viable presence with this project during this time.

Wildorado ISD Financial Impact of Chapter 313 Agreement

Taxable Value Projections from Application

The following data shows the projected taxable values that Canadian Breaks reported in the application to the District:

	Year	School Year	Tax Year	Projected Taxable Value	Actual Taxable Value
Each Year Prior to Start of Value Limitation Period	0	2016-2017	2016	\$0	\$0
	0	2017-2018	2017	\$25,000	\$25,000
Value Limitation Period	1	2018-2019	2018	\$135,186,533	\$30,000,000
	2	2019-2020	2019	\$124,397,485	\$30,000,000
	3	2020-2021	2020	\$114,470,268	\$30,000,000
	4	2021-2022	2021	\$105,335,999	\$30,000,000
	5	2022-2023	2022	\$96,931,303	\$30,000,000
	6	2023-2024	2023	\$89,197,874	\$30,000,000
	7	2024-2025	2024	\$82,082,066	\$30,000,000
	8	2025-2026	2025	\$75,534,521	\$30,000,000
	9	2026-2027	2026	\$69,509,829	\$30,000,000
	10	2027-2028	2027	\$63,966,209	\$30,000,000
Continue to Maintain Viable Presence	11	2028-2029	2028	\$58,865,220	\$58,865,220
	12	2029-2030	2029	\$54,171,494	\$54,171,494
	13	2030-2031	2030	\$49,852,493	\$49,852,493
	14	2031-2032	2031	\$45,878,275	\$45,878,275
	15	2032-2033	2032	\$42,221,296	\$42,221,296
Additional Years for 25 Year Economic Impact Study	16	2033-2034	2033	\$38,856,211	\$38,856,211
	17	2034-2035	2034	\$35,759,701	\$35,759,701
	18	2035-2036	2035	\$32,910,314	\$32,910,314
	19	2036-2037	2036	\$30,288,307	\$30,288,307
	20	2037-2038	2037	\$27,875,521	\$27,875,521
	21	2038-2039	2038	\$25,309,194	\$25,309,194
	22	2039-2040	2039	\$25,293,734	\$25,293,734
	23	2040-2041	2040	\$25,279,048	\$25,279,048
	24	2041-2042	2041	\$25,265,095	\$25,265,095
	25	2042-2043	2042	\$25,251,841	\$25,251,841

Wildorado ISD Financial Impact of Chapter 313 Agreement

Taxable Value Impact from LAVA

The “Additional Value from Canadian Breaks” represents the values that the company estimated as their taxable values in the application that was filed with the district. During tax years 2018 through 2027, the company’s taxable value will be limited to the \$30,000,000 minimum qualified investment of Wildorado ISD.

TABLE I- Calculation of Taxable Value:

Tax Year	Additional Value From Canadian Breaks	Minimum Qualified Investment	Abated Value	Taxable Value
Jan. 1, 2016	0	n/a	0	0
Jan. 1, 2017	25,000	n/a	0	0
Jan. 1, 2018	135,186,533	(30,000,000)	105,186,533	30,000,000
Jan. 1, 2019	124,397,485	(30,000,000)	94,397,485	30,000,000
Jan. 1, 2020	114,470,268	(30,000,000)	84,470,268	30,000,000
Jan. 1, 2021	105,335,999	(30,000,000)	75,335,999	30,000,000
Jan. 1, 2022	96,931,303	(30,000,000)	66,931,303	30,000,000
Jan. 1, 2023	89,197,874	(30,000,000)	59,197,874	30,000,000
Jan. 1, 2024	82,082,066	(30,000,000)	52,082,066	30,000,000
Jan. 1, 2025	75,534,521	(30,000,000)	45,534,521	30,000,000
Jan. 1, 2026	69,509,829	(30,000,000)	39,509,829	30,000,000
Jan. 1, 2027	63,966,209	(30,000,000)	33,966,209	30,000,000
Jan. 1, 2028	58,865,220	n/a	0	58,865,220
Jan. 1, 2029	54,171,494	n/a	0	54,171,494
Jan. 1, 2030	49,852,493	n/a	0	49,852,493
Jan. 1, 2031	45,878,275	n/a	0	45,878,275
Jan. 1, 2032	42,221,296	n/a	0	42,221,296

Wildorado ISD Financial Impact of Chapter 313 Agreement

Canadian Breaks' Tax Benefit from Agreement

The projected amount of the net tax savings for Canadian Breaks is \$6.081 million over the life of the Agreement. This net savings is after all tax savings and after estimated payments have been made to the district to offset their revenue losses that were a direct result of entering into this Agreement.

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

- The District has not held a tax ratification election and the study projects that it will maintain an M&O tax rate of \$1.04 for the life of this agreement.
- The district currently has outstanding bonded indebtedness that are scheduled to payoff in 2035 and currently has a \$.43 I&S rate. The annual debt payment is approximately \$785,000. The additional value of the company will further reduce the I&S tax rate. The district could pursue a bond election and issue additional bonded debt during the life of this agreement.

TABLE II- Computation of Net Tax Savings:

Fiscal Year	Projected M&O Tax Rate	Projected I&S Tax Rate	Taxes w/o Agreement	Tax Savings with Agreement	Payment of District's Revenue Losses	Net Tax Savings
2016-2017	1.040	0.430	0	0	0	0
2017-2018	1.040	0.379	260	0	0	0
2018-2019	1.040	0.236	1,405,940	1,093,940	(657,518)	436,422
2019-2020	1.040	0.250	1,293,734	981,734	0	981,734
2020-2021	1.040	0.261	1,190,491	878,491	(25,032)	853,458
2021-2022	1.040	0.272	1,095,494	783,494	(20,479)	763,015
2022-2023	1.040	0.283	1,008,086	696,086	(15,013)	681,072
2023-2024	1.040	0.293	927,658	615,658	(11,504)	604,154
2024-2025	1.040	0.303	853,653	541,653	(8,336)	533,318
2025-2026	1.040	0.313	785,559	473,559	(5,480)	468,079
2026-2027	1.040	0.323	722,902	410,902	(3,023)	407,879
2027-2028	1.040	0.333	665,249	353,249	(697)	352,552
2028-2029	1.040	0.343	612,198	0	0	0
2029-2030	1.040	0.353	563,384	0	0	0
2030-2031	1.040	0.363	518,466	0	0	0
2031-2032	1.040	0.372	477,134	0	0	0
2032-2033	1.040	0.382	439,101	0	0	0
Totals			12,559,309	6,828,766	(747,083)	6,081,682

Wildorado ISD Financial Impact of Chapter 313 Agreement

Financial Impact Study

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

- The current state funding formulas (in effect for 2016-2017 fiscal year) were used for state aid and recapture calculation purposes
 - Level 2 of Tier II yield - \$77.53 per weighted student in average daily attendance (WADA) per penny of tax effort
- The district’s tax rate for maintenance & operations (M&O) will remain at the same rate as for tax year 2016.
- A tax collection rate of 100% on current year tax levy with no projected delinquent taxes
- An annual taxable value increase of 1.0% was used to project the district’s taxable value, except as it related to the requested LAVA. The district’s 2016 taxable value was used as a baseline for all projections
- The district’s enrollment is projected to decrease slightly; therefore, the projected ADA and WADA for school year 2015-2016 was increased by .5% per year for the life of the agreement.

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

Wildorado ISD Financial Impact of Chapter 313 Agreement

Calculation of LAVA Impact on District's Finances

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

TABLE III – District Revenues *without* Canadian Breaks, LLC:

Fiscal Year	Total Taxable Value	M&O Taxes Compressed Rate	State Revenue	Recapture Amount	Hold Harmless Revenue	M&O Taxes > Comp Rate	Total District Revenue
2016-2017	71,713,494	697,544	157,755	0	855,299	48,929	904,228
2017-2018	141,139,367	1,370,975	170,916	0	1,541,891	97,717	1,639,608
2018-2019	135,348,974	1,314,808	40,071	521,662	833,217	52,592	885,810
2019-2020	189,904,417	1,843,996	34,158	678,233	1,199,921	73,760	1,273,681
2020-2021	186,308,030	1,809,111	44,666	989,889	863,887	72,364	936,252
2021-2022	182,855,424	1,775,621	44,825	951,946	868,501	71,025	939,525
2022-2023	180,828,858	1,755,963	45,270	921,877	879,356	70,239	949,595
2023-2024	178,859,128	1,736,857	39,344	898,429	877,772	69,474	947,246
2024-2025	176,945,261	1,718,292	46,278	875,498	889,072	68,732	957,804
2025-2026	175,086,305	1,700,260	46,624	853,076	893,809	68,010	961,819
2026-2027	173,281,328	1,682,752	42,380	831,152	893,979	67,310	961,289
2027-2028	171,529,417	1,665,758	42,700	809,719	898,740	66,630	965,370
2028-2029	169,829,682	1,649,271	43,288	788,767	903,793	65,971	969,764
2029-2030	168,181,250	1,633,281	43,583	768,287	908,577	65,331	973,908
2030-2031	166,583,269	1,617,781	36,729	748,272	906,238	64,711	970,949
2031-2032	165,034,903	1,602,762	44,694	728,713	918,742	64,110	982,852
2032-2033	163,535,338	1,588,216	44,948	709,603	923,561	63,529	987,090

Wildorado ISD Financial Impact of Chapter 313 Agreement

TABLE IV- District Revenues *with* Canadian Breaks *without* Chapter 313 Agreement:

Fiscal Year	Total Taxable Value	M&O Taxes Compressed Rate	State Revenue	Recapture Amount	Hold Harmless Revenue	M&O Taxes > Comp Rate	Total District Revenue
2016-2017	71,713,494	697,544	157,755	0	855,299	48,929	904,228
2017-2018	141,164,367	1,371,217	170,916	0	1,542,133	97,734	1,639,867
2018-2019	270,535,507	2,626,117	41,775	1,042,216	1,625,676	105,045	1,730,721
2019-2020	314,301,902	3,050,652	55,769	2,085,771	1,020,650	122,026	1,142,676
2020-2021	300,778,298	2,919,473	64,064	2,120,690	862,846	116,779	979,625
2021-2022	288,191,423	2,797,380	62,658	1,993,591	866,448	111,895	978,343
2022-2023	277,760,161	2,696,197	61,662	1,883,602	874,256	107,848	982,104
2023-2024	268,057,002	2,602,076	54,409	1,784,328	872,157	104,083	976,240
2024-2025	259,027,327	2,514,488	60,124	1,691,568	883,044	100,580	983,624
2025-2026	250,620,826	2,432,945	59,347	1,604,835	887,458	97,318	984,776
2026-2027	242,791,157	2,356,997	54,177	1,523,682	887,492	94,280	981,772
2027-2028	235,495,626	2,286,231	53,544	1,447,696	892,078	91,449	983,527
2028-2029	228,694,902	2,220,264	53,255	1,376,499	897,020	88,811	985,830
2029-2030	222,352,745	2,158,745	52,743	1,309,739	901,749	86,350	988,099
2030-2031	216,435,761	2,101,350	45,149	1,247,095	899,404	84,054	983,458
2031-2032	210,913,178	2,047,781	52,431	1,188,268	911,944	81,911	993,855
2032-2033	205,756,634	1,997,762	52,060	1,132,986	916,836	79,910	996,747

TABLE V – District Revenues *with* Canadian Breaks *with* Chapter 313 Agreement:

Fiscal Year	Total Taxable Value	M&O Taxes Comp Rate	State Revenue	Recapture Amount	Hold Harmless Revenue	M&O Taxes > Comp Rate	Payment for District Losses	Total District Revenue
2016-2017	71,713,494	697,544	157,755	0	855,299	48,929	0	904,228
2017-2018	141,164,367	1,371,217	170,916	0	1,542,133	97,734	0	1,639,867
2018-2019	165,348,974	1,605,808	40,452	637,290	1,008,970	64,232	657,518	1,730,721
2019-2020	219,904,417	2,134,996	39,000	1,030,153	1,143,844	85,400	0	1,229,244
2020-2021	216,308,030	2,100,111	49,331	1,278,853	870,588	84,004	25,032	979,625
2021-2022	212,855,424	2,066,621	49,493	1,240,915	875,199	82,665	20,479	978,343
2022-2023	210,828,858	2,046,963	49,939	1,211,690	885,212	81,879	15,013	982,104
2023-2024	208,859,128	2,027,857	44,014	1,188,249	883,622	81,114	11,504	976,240
2024-2025	206,945,261	2,009,292	50,950	1,165,326	894,916	80,372	8,336	983,624
2025-2026	205,086,305	1,991,260	51,297	1,142,912	899,645	79,650	5,480	984,776
2026-2027	203,281,328	1,973,752	47,046	1,120,998	899,799	78,950	3,023	981,772
2027-2028	201,529,417	1,956,758	47,377	1,099,576	904,560	78,270	697	983,527
2028-2029	228,694,902	2,220,264	47,874	1,234,289	1,033,849	88,811	0	1,122,659
2029-2030	222,352,745	2,158,745	52,743	1,309,739	901,749	86,350	0	988,099
2030-2031	216,435,761	2,101,350	45,149	1,247,095	899,404	84,054	0	983,458
2031-2032	210,913,178	2,047,781	52,431	1,188,268	911,944	81,911	0	993,855
2032-2033	205,756,634	1,997,762	52,060	1,132,986	916,836	79,910	0	996,747

Wildorado ISD Financial Impact of Chapter 313 Agreement

Current School Finance Law

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

Wildorado ISD Financial Impact of Chapter 313 Agreement

Payments in Lieu of Taxes

Assuming that the District and Canadian Breaks, LLC mutually agree in the LAVA that the greater of \$100 per student in average daily attendance (ADA) or \$50,000, the projected amount of these payments over the life of the agreement is \$700,000 of the \$6.081 million net tax savings amount. This amount will be computed annually according to Section IV of the Agreement.

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

Fiscal Year	Net Tax Savings	Wildorado ISD \$100/ADA	Canadian Breaks Share
2016-2017	0	0	0
2017-2018	0	50,000	(50,000)
2018-2019	436,422	50,000	386,422
2019-2020	981,734	50,000	931,734
2020-2021	853,458	50,000	803,458
2021-2022	763,015	50,000	713,015
2022-2023	681,072	50,000	631,072
2023-2024	604,154	50,000	554,154
2024-2025	533,318	50,000	483,318
2025-2026	468,079	50,000	418,079
2026-2027	407,879	50,000	357,879
2027-2028	352,552	50,000	302,552
2028-2029	0	50,000	(50,000)
2029-2030	0	50,000	(50,000)
2030-2031	0	50,000	(50,000)
2031-2032	0	0	0
2032-2033	0	0	0
Totals	6,081,682	700,000	5,381,682

Wildorado ISD Financial Impact of Chapter 313 Agreement

Impact of Projected Student Growth On District Facilities

TABLE VII – Campus Capacity and Available Growth

Campus Name	Grade Level	# of Regular Classrooms	Building Capacity	Current Enrollment	Enrollment Growth Available
Wildorado School	K-8	15	300	120	180
Total		15	300	120	180

The building capacities are based on 20 students per classroom for all grade levels. Wildorado ISD is a pre-kindergarten through 12th grade district.

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

Based on average statewide figures provided by a demographer, it is projected that each new household would produce .5 students. Thus, the new four positions equates to 2 new students.

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

Wildorado ISD Financial Impact of Chapter 313 Agreement

Conclusion

This Financial Impact Study displays that entering into a Limited Appraised Value Agreement with Canadian Breaks would be beneficial to both Canadian Breaks and Wildorado ISD under the current school finance system.

Canadian Breaks, LLC would benefit from reduced property taxes during the ten years of the Value Limitation Period. Although some of the tax savings would be used to offset district's revenue losses and payments in lieu of taxes to the District, Canadian Breaks is projected to benefit from a 69% tax savings during that ten year period of this Agreement. Canadian Breaks also has the option of terminating the Agreement if the amount paid to the District during a tax year is greater than the amount of taxes that would have been paid without the agreement; therefore, there is no inherent risk for the company from entering into the Agreement.

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



Texas Education Agency

Commissioner Mike Morath

1701 North Congress Avenue • Austin, Texas 78701-1494 • 512 463-9734 • 512 463-9838 FAX • tea.texas.gov

August 31, 2016

Shannon Leavitt, President
Board of Trustees
Wildorado Independent School District
PO Box 120
Wildorado, TX 79098-0120

Dear Mr. Leavitt:

As required by the Tax Code, §313.025 (b-1), the Texas Education Agency (TEA) has evaluated the impact of the proposed Canadian Breaks LLC project on the number and size of school facilities in Wildorado Independent School District (WISD). Based on an examination of WISD enrollment and the number of potential new jobs, the TEA has determined that the Canadian Breaks LLC project should not have a significant impact on the number or size of school facilities in WISD.

Please feel free to contact me by phone at (512) 463-9186 or by email at al.mckenzie@tea.state.tx.us if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Al McKenzie", with a long horizontal flourish extending to the right.

Al McKenzie
Director of State Funding

AM/mb
Cc: Troy Duck



Taxes

Property Tax

SCHOOL AND APPRAISAL DISTRICTS PROPERTY VALUE STUDY 2015 REPORT

2015 ISD Summary Worksheet

059/Deaf Smith

180-904/Wildorado ISD

Category	Local Tax Roll Value	2015 WTD Mean Ratio	2015 PTAD Value Estimate	2015 Value Assigned
A. Single-Family Residences	859,600	1.0466	821,326	859,600
B. Multi-Family Residences	0	N/A	0	0
C1. Vacant Lots	0	N/A	0	0
C2. Colonia Lots	0	N/A	0	0
D1. Rural Real(Taxable)	2,769,200	1.1917	2,323,668	2,769,200
D2. Real Prop Farm & Ranch	489,700	N/A	489,700	489,700
E. Real Prop Non Qual Acres	4,464,900	.9639	4,632,120	4,464,900

F1. Commercial Real	0	N/A	0	0
F2. Industrial Real	0	N/A	0	0
G. Oil, Gas, Minerals	0	N/A	0	0
J. Utilities	6,023,300	1.0151	5,933,701	6,023,300
L1. Commercial Personal	112,100	N/A	112,100	112,100
L2. Industrial Personal	0	N/A	0	0
M. Other Personal	0	N/A	0	0
N. Intangible Personal Prop	0	N/A	0	0
O. Residential Inventory	0	N/A	0	0
S. Special Inventory	0	N/A	0	0
Subtotal	14,718,800		14,312,615	14,718,800
Less Total Deductions	1,410,341		1,353,680	1,410,341
Total Taxable Value	13,308,459		12,958,935	13,308,459 T2

The taxable values shown here will not match the values reported by your appraisal district

See the ISD DEDUCTION Report for a breakdown of deduction values

Government code subsections 403.302 (J) AND (K) require the Comptroller to certify alternative measures of school district wealth. These measures are reported for taxable values for maintenance and operation (M&O) tax purposes and for interest and sinking fund (I&S) tax purposes. For districts that have not entered into value limitation agreements, T1 through T4 will be the same as T7 through T10.

Value Taxable For M&O Purposes

T1	T2	T3	T4
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13,537,059	13,308,459	13,537,059	13,308,459
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Loss To the Additional \$10,000 Homestead Exemption	50% of the loss to the Local Optional Percentage Homestead Exemption
228,600	0

T1 = School district taxable value for M&O purposes before the loss to the additional \$10,000 homestead exemption

T2 = School district taxable value for M&O purposes after the loss to the additional \$10,000 homestead exemption and the tax ceiling reduction

T3 = T1 minus 50% of the loss to the local optional percentage homestead exemption

T4 = T2 minus 50% of the loss to the local optional percentage homestead exemption

Value Taxable For I&S Purposes

T7	T8	T9	T10
13,537,059	13,308,459	13,537,059	13,308,459

T7 = School district taxable value for I&S purposes before the loss to the additional \$10,000 homestead exemption

T8 = School district taxable value for I&S purposes after the loss to the additional \$10,000 homestead exemption and the tax ceiling reduction

T9 = T7 minus 50% of the loss to the local optional percentage homestead exemption

T10 = T8 minus 50% of the loss to the local optional percentage homestead exemption

The PVS found your local value to be valid, and local value was certified

180/Oldham

180-904/Wildorado ISD

Category	Local Tax Roll Value	2015 WTD Mean Ratio	2015 PTAD Value Estimate	2015 Value Assigned
A. Single-Family Residences	4,695,790	N/A	4,695,790	4,695,790
B. Multi-Family Residences	0	N/A	0	0
C1. Vacant Lots	189,900	N/A	189,900	189,900
C2. Colonia Lots	0	N/A	0	0
D1. Rural Real(Taxable)	4,479,100	N/A	4,479,100	4,479,100
D2. Real Prop Farm & Ranch	585,220	N/A	585,220	585,220
E. Real Prop Non Qual Acres	2,050,120	N/A	2,050,120	2,050,120
F1. Commercial Real	693,090	N/A	693,090	693,090
F2. Industrial Real	177,451,090	N/A	177,451,090	177,451,090
G. Oil, Gas, Minerals	0	N/A	0	0
J. Utilities	18,998,180	N/A	18,998,180	18,998,180
L1. Commercial Personal	1,658,857	N/A	1,658,857	1,658,857
L2. Industrial Personal	3,312,798	N/A	3,312,798	3,312,798
M. Other Personal	437,670	N/A	437,670	437,670
N. Intangible Personal Prop	0	N/A	0	0
O. Residential Inventory	0	N/A	0	0

S. Special Inventory	1,510	N/A	1,510	1,510
Subtotal	214,553,325		214,553,325	214,553,325
Less Total Deductions	158,100,339		158,100,339	158,100,339
Total Taxable Value	56,452,986		56,452,986	56,452,986 T2

The taxable values shown here will not match the values reported by your appraisal district

See the ISD DEDUCTION Report for a breakdown of deduction values

Government code subsections 403.302 (J) AND (K) require the Comptroller to certify alternative measures of school district wealth. These measures are reported for taxable values for maintenance and operation (M&O) tax purposes and for interest and sinking fund (I&S) tax purposes. For districts that have not entered into value limitation agreements, T1 through T4 will be the same as T7 through T10.

Value Taxable For M&O Purposes

T1	T2	T3	T4
56,944,109	56,452,986	56,944,109	56,452,986

Loss To the Additional \$10,000 Homestead Exemption	50% of the loss to the Local Optional Percentage Homestead Exemption
491,123	0

T1 = School district taxable value for M&O purposes before the loss to the additional \$10,000 homestead exemption

T2 = School district taxable value for M&O purposes after the loss to the additional \$10,000 homestead exemption and the tax ceiling reduction

T3 = T1 minus 50% of the loss to the local optional percentage homestead exemption

T4 = T2 minus 50% of the loss to the local optional percentage homestead exemption

Value Taxable For I&S Purposes

T7	T8	T9	T10
212,496,689	212,005,566	212,496,689	212,005,566

T7 = School district taxable value for I&S purposes before the loss to the additional \$10,000 homestead exemption

T8 = School district taxable value for I&S purposes after the loss to the additional \$10,000 homestead exemption and the tax ceiling reduction

T9 = T7 minus 50% of the loss to the local optional percentage homestead exemption

T10 = T8 minus 50% of the loss to the local optional percentage homestead exemption

The PVS found your local value to be valid, and local value was certified

188/Potter

180-904/Wildorado ISD

Category	Local Tax Roll Value	2015 WTD Mean Ratio	2015 PTAD Value Estimate	2015 Value Assigned
A. Single-Family Residences	393,825	N/A	393,825	393,825
B. Multi-Family Residences	0	N/A	0	0
C1. Vacant Lots	9,890	N/A	9,890	9,890
C2. Colonia Lots	0	N/A	0	0
D1. Rural Real(Taxable)	1,135,125	N/A	1,135,125	1,135,125
D2. Real Prop Farm & Ranch	64,166	N/A	64,166	64,166

E. Real Prop Non Qual Acres	864,993	N/A	864,993	864,993
F1. Commercial Real	69,816	N/A	69,816	69,816
F2. Industrial Real	0	N/A	0	0
G. Oil, Gas, Minerals	0	N/A	0	0
J. Utilities	365,450	N/A	365,450	365,450
L1. Commercial Personal	197,668	N/A	197,668	197,668
L2. Industrial Personal	0	N/A	0	0
M. Other Personal	0	N/A	0	0
N. Intangible Personal Prop	0	N/A	0	0
O. Residential Inventory	0	N/A	0	0
S. Special Inventory	0	N/A	0	0
Subtotal	3,100,933		3,100,933	3,100,933
Less Total Deductions	355,510		355,510	355,510
Total Taxable Value	2,745,423		2,745,423	2,745,423 T2

The taxable values shown here will not match the values reported by your appraisal district

See the ISD DEDUCTION Report for a breakdown of deduction values

Government code subsections 403.302 (J) AND (K) require the Comptroller to certify alternative measures of school district wealth. These measures are reported for taxable values for maintenance and operation (M&O) tax purposes and for interest and sinking fund (I&S) tax purposes. For districts that have not entered into value limitation agreements, T1 through T4 will be the same as T7 through T10.

Value Taxable For M&O Purposes

T1	T2	T3	T4
2,805,423	2,745,423	2,805,423	2,745,423

Loss To the Additional \$10,000 Homestead Exemption	50% of the loss to the Local Optional Percentage Homestead Exemption
60,000	0

T1 = School district taxable value for M&O purposes before the loss to the additional \$10,000 homestead exemption

T2 = School district taxable value for M&O purposes after the loss to the additional \$10,000 homestead exemption and the tax ceiling reduction

T3 = T1 minus 50% of the loss to the local optional percentage homestead exemption

T4 = T2 minus 50% of the loss to the local optional percentage homestead exemption

Value Taxable For I&S Purposes

T7	T8	T9	T10
2,805,423	2,745,423	2,805,423	2,745,423

T7 = School district taxable value for I&S purposes before the loss to the additional \$10,000 homestead exemption

T8 = School district taxable value for I&S purposes after the loss to the additional \$10,000 homestead exemption and the tax ceiling reduction

T9 = T7 minus 50% of the loss to the local optional percentage homestead exemption

T10 = T8 minus 50% of the loss to the local optional percentage homestead exemption

The PVS found your local value to be valid, and local value was certified

180-904/Wildorado ISD

Category	Local Tax Roll Value	2015 WTD Mean Ratio	2015 PTAD Value Estimate	2015 Value Assigned
A. Single-Family Residences	5,949,215	1.0065	5,910,941	5,949,215
B. Multi-Family Residences	0	N/A	0	0
C1. Vacant Lots	199,790	N/A	199,790	199,790
C2. Colonia Lots	0	N/A	0	0
D1. Rural Real(Taxable)	8,383,425	1.0561	7,937,893	8,383,425
D2. Real Prop Farm & Ranch	1,139,086	N/A	1,139,086	1,139,086
E. Real Prop Non Qual Acres	7,380,013	.9778	7,547,233	7,380,013
F1. Commercial Real	762,906	N/A	762,906	762,906
F2. Industrial Real	177,451,090	N/A	177,451,090	177,451,090
G. Oil, Gas, Minerals	0	N/A	0	0
J. Utilities	25,386,930	1.0035	25,297,331	25,386,930
L1. Commercial Personal	1,968,625	N/A	1,968,625	1,968,625
L2. Industrial Personal	3,312,798	N/A	3,312,798	3,312,798
M. Other Personal	437,670	N/A	437,670	437,670
N. Intangible Personal Prop	0	N/A	0	0
O. Residential Inventory	0	N/A	0	0

S. Special Inventory	1,510	N/A	1,510	1,510
Subtotal	232,373,058		231,966,873	232,373,058
Less Total Deductions	159,866,190		159,809,529	159,866,190
Total Taxable Value	72,506,868		72,157,344	72,506,868 T2

The taxable values shown here will not match the values reported by your appraisal district

See the ISD DEDUCTION Report for a breakdown of deduction values

**AGREEMENT FOR LIMITATION ON APPRAISED VALUE
OF PROPERTY FOR SCHOOL DISTRICT
MAINTENANCE AND OPERATIONS TAXES**

by and between

WILDORADO INDEPENDENT SCHOOL DISTRICT

and

CANADIAN BREAKS LLC

(Texas Taxpayer ID #32038742105)

Comptroller Application #1146

Dated

December 14, 2016

**AGREEMENT FOR LIMITATION ON APPRAISED VALUE OF PROPERTY FOR
SCHOOL DISTRICT MAINTENANCE AND OPERATIONS TAXES**

STATE OF TEXAS §

COUNTIES OF OLDHAM & DEAF SMITH §

THIS AGREEMENT FOR LIMITATION ON APPRAISED VALUE OF PROPERTY FOR SCHOOL DISTRICT MAINTENANCE AND OPERATIONS TAXES, hereinafter referred to as this "Agreement," is executed and delivered by and between the **WILDORADO INDEPENDENT SCHOOL DISTRICT**, hereinafter referred to as the "District," a lawfully created independent school district within the State of Texas operating under and subject to the TEXAS EDUCATION CODE, and **CANADIAN BREAKS LLC**, Texas Taxpayer Identification Number 32038742105 hereinafter referred to as the "Applicant." The Applicant and the District are hereinafter sometimes referred to individually as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, on July 18, 2016, the Superintendent of Schools of the Wildorado Independent School District, acting as agent of the Board of Trustees of the District, received from the Applicant an Application for Appraised Value Limitation on Qualified Property, pursuant to Chapter 313 of the TEXAS TAX CODE;

WHEREAS, on July 18, 2016, the Board of Trustees has acknowledged receipt of the Application, and along with the requisite application fee as established pursuant to Section 313.025(a) of the TEXAS TAX CODE and Local District Policy CCG (LOCAL), and agreed to consider the Application;

WHEREAS, the Application was delivered to the Texas Comptroller's Office for review pursuant to Section 313.025 of the TEXAS TAX CODE;

WHEREAS, the District and the Texas Comptroller's Office have determined that the Application is complete and August 30, 2016 is the Application Review Start Date as that term is defined by 34 TEXAS ADMIN. CODE Section 9.1051;

WHEREAS, pursuant to 34 TEXAS ADMIN. CODE Section 9.1054, the Application was delivered to the Oldham County Appraisal District established in Oldham County, Texas (the "Oldham County Appraisal District") and the Deaf Smith County Appraisal District established in Deaf Smith County, Texas (the "Deaf Smith County Appraisal District"), pursuant to Section 6.01 of the TEXAS TAX CODE;

WHEREAS, the Texas Comptroller's Office reviewed the Application pursuant to Section

313.025 of the TEXAS TAX CODE, conducted an economic impact evaluation pursuant to Section 313.026 of the TEXAS TAX CODE, and on October 31, 2016, issued a certificate for limitation on appraised value of the property described in the Application and provided the certificate to the District;

WHEREAS, the Board of Trustees has reviewed and carefully considered the economic impact evaluation and certificate for limitation on appraised value submitted by the Texas Comptroller's Office pursuant to Section 313.025 of the TEXAS TAX CODE;

WHEREAS, on December 14, 2016, the Board of Trustees conducted a public hearing on the Application at which it solicited input into its deliberations on the Application from all interested parties within the District;

WHEREAS, on December 14, 2016, the Board of Trustees made factual findings pursuant to Section 313.025(f) of the TEXAS TAX CODE, including, but not limited to findings that: (i) the information in the Application is true and correct; (ii) the Applicant is eligible for the limitation on appraised value of the Applicant's Qualified Property; (iii) the project proposed by the Applicant is reasonably likely to generate tax revenue in an amount sufficient to offset the District's maintenance and operations ad valorem tax revenue lost as a result of the Agreement before the 25th anniversary of the beginning of the limitation period; (iv) the limitation on appraised value is a determining factor in the Applicant's decision to invest capital and construct the project in this State; and (v) this Agreement is in the best interest of the District and the State of Texas;

WHEREAS, on December 14, 2016, pursuant to the provisions of 313.025(f-1) of the TEXAS TAX CODE, the Board of Trustees waived the job creation requirement set forth in Section 313.051(b) the TEXAS TAX CODE;

WHEREAS, on December 1, 2016, the Texas Comptroller's Office approved the form of this Agreement for a Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes;

WHEREAS, on December 14, 2016, the Board of Trustees approved the form of this Agreement for a Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes, and authorized the Board President and Secretary or, in the event the Board President and Secretary are unavailable or have disclosed a conflict of interest, the Board of Trustees has authorized [Insert Name] to execute and deliver such Agreement to the Applicant; and

NOW, THEREFORE, for and in consideration of the premises and the mutual covenants and agreements herein contained, the Parties agree as follows:

ARTICLE I

DEFINITIONS

Section 1.1 DEFINITIONS. Wherever used in this Agreement, the following terms shall have the following meanings, unless the context in which used clearly indicates another meaning. Words or terms defined in 34 TEXAS ADMIN. CODE Section 9.1051 and not defined in this Agreement shall have the meanings provided by 34 TEXAS ADMIN. CODE Section 9.1051.

“Act” means the Texas Economic Development Act set forth in Chapter 313 of the TEXAS TAX CODE, including any statutory amendments that are applicable to Applicant.

“Agreement” means this Agreement, as the same may be modified, amended, restated, amended and restated, or supplemented as approved pursuant to Sections 10.2 and 10.3.

“Applicant” means CANADIAN BREAKS LLC, (Texas Taxpayer ID # 32038742105), the entity listed in the Preamble of this Agreement and that is listed as the Applicant on the Application as of the Application Approval Date. The term “Applicant” shall also include the Applicant’s assigns and successors-in-interest as approved according to Sections 10.2 and 10.3 of this Agreement.

“Applicant’s Qualified Investment” means the Qualified Investment of the Applicant during the Qualifying Time Period and as more fully described in **EXHIBIT 3** of this Agreement.

“Applicant’s Qualified Property” means the Qualified Property of the Applicant to which the value limitation identified in the Agreement will apply and as more fully described in **EXHIBIT 4** of this Agreement.

“Application” means the Application for Appraised Value Limitation on Qualified Property (Chapter 313, Subchapter B or C of the TEXAS TAX CODE) filed with the District by the Applicant on July 18, 2016. The term includes all forms required by the Comptroller, the schedules attached thereto, and all other documentation submitted by the Applicant for the purpose of obtaining an Agreement with the District. The term also includes all amendments and supplements thereto submitted by the Applicant.

“Application Approval Date” means the date that the Application is approved by the Board of Trustees of the District and as further identified in Section 2.3.B of this Agreement.

“Application Review Start Date” means the later date of either the date on which the District issues its written notice that the Applicant has submitted a completed Application or the date on which the Comptroller issues its written notice that the Applicant has submitted a completed Application and as further identified in Section 2.3.A of this Agreement.

“Appraised Value” shall have the meaning assigned to such term in Section 1.04(8) of the TEXAS TAX CODE.

“Appraisal District” means the Oldham County Appraisal District and the Deaf Smith County Appraisal District. The District’s central administration office is located in Oldham County, Texas.

“Board of Trustees” means the Board of Trustees of the Wildorado Independent School District.

“Commercial Operation” means the date on which the Project becomes commercially operational and placed into service, such that all of the following events have occurred and remain simultaneously true and accurate:

A. The Project has been constructed, tested, and is fully capable of operating for the purpose of generating electricity for sale on one or more commercial markets;

B. The Project has received written authorization from the grid operator for interconnection, integration, and synchronization of the plant with the grid; and,

C. The Project has obtained all permits, required approvals, and has met all requirements necessary for safely and reliably generating electricity and delivering electricity onto the grid.

“Comptroller” means the Texas Comptroller of Public Accounts, or the designated representative of the Texas Comptroller of Public Accounts acting on behalf of the Comptroller.

“Comptroller’s Rules” means the applicable rules and regulations of the Comptroller set forth in Chapter 34 TEXAS ADMIN. CODE Chapter 9, Subchapter F, together with any court or administrative decisions interpreting same.

“County” means Oldham County and Deaf Smith County, Texas.

“District” or “School District” means the Wildorado Independent School District, being a duly authorized and operating school district in the State, having the power to levy, assess, and collect ad valorem taxes within its boundaries and to which “Subchapter C” of the Act applies. The term also includes any successor independent school district or other successor governmental authority having the power to levy and collect ad valorem taxes for school purposes on the Applicant’s Qualified Property or the Applicant’s Qualified Investment.

“Final Termination Date” means the last date of the final year in which the Applicant is required to Maintain Viable Presence and as further identified in Section 2.3.E of this Agreement.

“Force Majeure” means those causes generally recognized under Texas law as constituting impossible conditions. Each Party must inform the other in writing with proof of receipt within thirty (30) days of the existence of such Force Majeure or otherwise waive this right as a defense.

“Land” means the real property described on **EXHIBIT 2**, which is attached hereto and

incorporated herein by reference for all purposes.

“Maintain Viable Presence” means (i) the operation during the term of this Agreement of the facility or facilities for which the tax limitation is granted; and (ii) the Applicant’s maintenance of jobs and wages as required by the Act and as set forth in its Application.

“Market Value” shall have the meaning assigned to such term in Section 1.04(7) of the TEXAS TAX CODE.

“New Qualifying Jobs” means the total number of jobs to be created by the Applicant after the Application Approval Date in connection with the project that is the subject of its Application that meet the criteria of Qualifying Job as defined in Section 313.021(3) of the TEXAS TAX CODE and the Comptroller’s Rules.

“New Non-Qualifying Jobs” means the number of Non-Qualifying Jobs, as defined in 34 TEXAS ADMIN. CODE Section 9.1051(14), to be created by the Applicant after the Application Approval Date in connection with the project which is the subject of its Application.

“Qualified Investment” has the meaning set forth in Section 313.021(1) of the TEXAS TAX CODE, as interpreted by the Comptroller’s Rules.

“Qualified Property” has the meaning set forth in Section 313.021(2) of the TEXAS TAX CODE and as interpreted by Comptroller’s Rules and the Texas Attorney General, as these provisions existed on the Application Review Start Date.

“Qualifying Time Period” means the period defined in Section 2.3.C, during which the Applicant shall make investment on the Land where the Qualified Property is located in the amount required by the Act, the Comptroller’s Rules, and this Agreement.

“State” means the State of Texas.

“Supplemental Payment” means any payments or transfers of things of value made to the 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 and that is not authorized pursuant to Sections 313.027(f)(1) or (2) of the TEXAS TAX CODE, and specifically includes any payments required pursuant to Article VI of this Agreement.

“Tax Limitation Amount” means the maximum amount which may be placed as the Appraised Value on the Applicant’s Qualified Property for maintenance and operations tax assessment in each Tax Year of the Tax Limitation Period of this Agreement pursuant to Section 313.054 of the TEXAS TAX CODE.

“Tax Limitation Period” means the Tax Years for which the Applicant’s Qualified Property is subject to the Tax Limitation Amount and as further identified in Section 2.3.D of

this Agreement.

"Tax Year" shall have the meaning assigned to such term in Section 1.04(13) of the TEXAS TAX CODE (i.e., the calendar year).

"Taxable Value" shall have the meaning assigned to such term in Section 1.04(10) of the TEXAS TAX CODE.

Section 1.2 NEGOTIATED DEFINITIONS. Wherever used in Articles IV, V, and VI, the following terms shall have the following meanings, unless the context in which used clearly indicates another meaning or otherwise; provided however, if there is a conflict between a term defined in this section and a term defined in the Act, the Comptroller's Rules, or Section 1.1 of Agreement, the conflict shall be resolved by reference to Section 10.9.C.

"Applicable School Finance Law" means Chapters 41 and 42 of the TEXAS EDUCATION CODE, the Texas Economic Development Act (Chapter 313 of the TEXAS TAX CODE), Chapter 403, Subchapter M, of the TEXAS GOVERNMENT CODE applicable to District, and the Constitution and general laws of the State applicable to the school districts of the State, including specifically, the applicable rules and regulations of the agencies of the State having jurisdiction over any matters relating to the public school systems and school districts of the State, and judicial decisions construing or interpreting any of the above. The term also includes any amendments or successor statutes that may be adopted in the future that could impact or alter the calculation of Applicant's ad valorem tax obligation to District, either with or without the limitation of property values made pursuant to this Agreement.

"Consultant" shall have the same meaning as assigned to such term in Section 4.5 of the Agreement.

"Deferred Payments" shall have the same meaning as assigned to such term in Section 6.4 of the Agreement.

"M&O Amount" shall have the meaning assigned to such term in Section 4.2 of the Agreement.

"Maintenance and Operations Revenue" or "M&O Revenue" means (i) those revenues which District receives from the levy of its annual ad valorem maintenance and operations tax pursuant to Section 45.002 of the TEXAS EDUCATION CODE and Article VII § 3 of the TEXAS CONSTITUTION, plus (ii) all State revenues to which the District is or may be entitled under Chapter 42 of the TEXAS EDUCATION CODE or any other statutory provision as well as any amendment or successor statute to these provisions, plus (iii) any indemnity payments received by the District under other agreements similar to this Agreement to the extent that such payments are designed to replace District M&O Revenue lost as a result of such similar agreements, less (iv) any amounts necessary to reimburse the State of Texas or another school district for the education of additional students pursuant to Chapter 41 of the TEXAS EDUCATION CODE.

“Net Tax Savings” shall have the same meaning as assigned to such term in Section 6.3 of the Agreement.

“New M&O Revenue” shall have the same meaning as assigned to such term in Section 4.2.A.ii of the Agreement.

“Original M&O Revenue” shall have the same meaning as assigned to such term in Section 4.2.A.i of the Agreement.

ARTICLE II

AUTHORITY, PURPOSE AND LIMITATION AMOUNTS

Section 2.1. AUTHORITY. This Agreement is executed by the District as its written agreement with the Applicant pursuant to the provisions and authority granted to the District in Section 313.027 of the TEXAS TAX CODE.

Section 2.2. PURPOSE. In consideration of the execution and subsequent performance of the terms and obligations by the Applicant pursuant to this Agreement, identified in Sections 2.5 and 2.6 and as more fully specified in this Agreement, the value of the Applicant’s Qualified Property listed and assessed by the County Appraiser for the District’s maintenance and operation ad valorem property tax shall be the Tax Limitation Amount as set forth in Section 2.4 of this Agreement during the Tax Limitation Period.

Section 2.3. TERM OF THE AGREEMENT.

A. The Application Review Start Date for this Agreement is August 30, 2016, which will be used to determine the eligibility of the Applicant’s Qualified Property and all applicable wage standards.

B. The Application Approval Date for this Agreement is December 14, 2016.

C. The Qualifying Time Period for this Agreement:

- i. Starts on January 1, 2017, a date not later than January 1 of the fourth Tax Year following the Application Approval Date for deferrals, as authorized by Section 313.027(h) of the TEXAS TAX CODE; and
- ii. Ends on December 31, 2018, the last day of the second complete Tax Year following the Qualifying Time Period start date.

D. The Tax Limitation Period for this Agreement:

- i. Starts on January 1, 2018, first complete Tax Year that begins after the date of the commencement of Commercial Operation; and,
- ii. Ends on December 31, 2027.

E. The Final Termination Date for this Agreement is December 31, 2032.

F. This Agreement, and the obligations and responsibilities created by this Agreement, shall be and become effective on the Application Approval Date identified in Section 2.3.B. This Agreement, and the obligations and responsibilities created by this Agreement, terminate on the Final Termination Date identified in Subsection 2.3.E, unless extended by the express terms of this Agreement.

Section 2.4. TAX LIMITATION. So long as the Applicant makes the Qualified Investment as required by Section 2.5, during the Qualifying Time Period, and unless this Agreement has been terminated as provided herein before such Tax Year, on January 1 of each Tax Year of the Tax Limitation Period, the Appraised Value of the Applicant's Qualified Property for the District's maintenance and operations ad valorem tax purposes shall not exceed the lesser of:

A. the Market Value of the Applicant's Qualified Property; or

B. Thirty Million Dollars (\$30,000,000).

This Tax Limitation Amount is based on the limitation amount for the category that applies to the District on the Application Approval Date, as set out by Section 313.052 of the TEXAS TAX CODE.

Section 2.5. TAX LIMITATION ELIGIBILITY. In order to be eligible and entitled to receive the value limitation identified in Section 2.4 for the Qualified Property identified in Article III, the Applicant shall:

A. have completed the Applicant's Qualified Investment in the amount of \$30,000,000 during the Qualifying Time Period;

B. have created and maintained, subject to the provisions of Section 313.0276 of the TEXAS TAX CODE, New Qualifying Jobs as required by the Act; and

C. pay an average weekly wage of at least \$865 for all New Non-Qualifying Jobs created by the Applicant.

Section 2.6. TAX LIMITATION OBLIGATIONS. In order to receive and maintain the limitation authorized by Section 2.4, Applicant shall:

A. provide payments to District sufficient to protect future District revenues through payment of revenue offsets and other mechanisms as more fully described in Article IV;

B. provide payments to the District that protect the District from the payment of extraordinary education related expenses related to the project, as more fully specified in Article V;

C. provide such Supplemental Payments as more fully specified in Article VI;

D. create and Maintain Viable Presence on or with the Qualified Property and perform additional obligations as more fully specified in Article VIII of this Agreement; and

E. no additional conditions are identified in the certificate for a limitation on appraised value by the Comptroller for this project.

ARTICLE III **QUALIFIED PROPERTY**

Section 3.1. LOCATION WITHIN ENTERPRISE OR REINVESTMENT ZONE. At the time of the Application Approval Date, the Land is within an area designated either as an enterprise zone, pursuant to Chapter 2303 of the TEXAS GOVERNMENT CODE, or a reinvestment zone, pursuant to Chapter 311 or 312 of the TEXAS TAX CODE. The legal description, and information concerning the designation, of such zone is attached to this Agreement as **EXHIBIT 1** and is incorporated herein by reference for all purposes.

Section 3.2. LOCATION OF QUALIFIED PROPERTY AND INVESTMENT. The Land on which the Qualified Property shall be located and on which the Qualified Investment shall be made is described in **EXHIBIT 2**, which is attached hereto and incorporated herein by reference for all purposes. The Parties expressly agree that the boundaries of the Land may not be materially changed from its configuration described in **EXHIBIT 2** unless amended pursuant to the provisions of Section 10.2 of this Agreement.

Section 3.3. DESCRIPTION OF QUALIFIED PROPERTY. The Qualified Property that is subject to the Tax Limitation Amount is described in **EXHIBIT 4**, which is attached hereto and incorporated herein by reference for all purposes. Property which is not specifically described in **EXHIBIT 4** shall not be considered by the District or the Appraisal District to be part of the Applicant's Qualified Property for purposes of this Agreement, unless by official action the Board of Trustees provides that such other property is a part of the Applicant's Qualified Property for purposes of this Agreement in compliance with Section 313.027(e) of the TEXAS TAX CODE, the Comptroller's Rules, and Section 10.2 of this Agreement.

Section 3.4. CURRENT INVENTORY OF QUALIFIED PROPERTY. In addition to the requirements of Section 10.2 of this Agreement, if there is a material change in the Qualified Property described in **EXHIBIT 4**, then within 60 days from the date commercial operation begins, the Applicant shall provide to the District, the Comptroller, the Appraisal District or the State Auditor's Office a specific and detailed description of the tangible personal property, buildings, and/or permanent, nonremovable building components (including any affixed to or incorporated into real property) on the Land to which the value limitation applies including maps or surveys of sufficient detail and description to locate all such described property on the Land.

Section 3.5. QUALIFYING USE. The Applicant's Qualified Property described in Section 3.3

qualifies for a tax limitation agreement under Section 313.024(b)(5) of the TEXAS TAX CODE as a renewable energy electric generation facility.

ARTICLE IV

PROTECTION AGAINST LOSS OF FUTURE DISTRICT REVENUES

Section 4.1. INTENT OF THE PARTIES. Subject to the limitations contained in this Agreement (including Section 7.1), it is the intent of the Parties that the District shall, in accordance with the provisions of Section 313.027(f)(1) of the TEXAS TAX CODE, be compensated by Applicant for any loss that District incurs in its Maintenance and Operations Revenue as a result of, or on account of, entering into this Agreement, after taking into account any payments to be made under this Agreement. Such payments shall be independent of, and in addition to such other payments as set forth in Articles V and VI in this Agreement. Subject to the limitations contained in this Agreement (including Section 7.1), IT IS THE INTENT OF THE PARTIES THAT THE RISK OF ANY NEGATIVE FINANCIAL CONSEQUENCE TO DISTRICT IN MAKING THE DECISION TO ENTER INTO THIS AGREEMENT WILL BE BORNE SOLELY BY APPLICANT AND NOT BY DISTRICT. Applicant recognizes and acknowledges the calculations relating to the District's loss of Maintenance and Operations Revenue under this Agreement will be affected by changes to the timing of construction of the Project and any change to the Qualified Investment/Qualified Property. As such, Applicant acknowledges that it will bear any and all losses of Maintenance and Operations Revenue suffered by the District as a result of the Agreement, including without limitation any increase in the M&O Amount calculated under Section 4.2 to be paid to the District for losses in Maintenance and Operations Revenue resulting from any change in the timing of construction and/or any change to the Qualified Investment/Qualified Property.

Section 4.2. CALCULATING THE AMOUNT OF LOSS OF REVENUES BY THE DISTRICT. Subject to the provisions of Section 7.1, the amount to be paid by Applicant to compensate District for loss of Maintenance and Operations Revenue resulting from, or on account of, this Agreement for each year starting in the year of the Application Review Start Date and ending on the Final Termination Date (as set out in **EXHIBIT 5**), the "M&O Amount" shall be determined in compliance with the Applicable School Finance Law in effect for such year and according to the following formula:

A. The M&O Amount owed by Applicant to District means the Original M&O Revenue *minus* the New M&O Revenue; based on the following definitions:

- i. "Original M&O Revenue" means the total State and local Maintenance and Operations Revenue that District would have received for the school year under the Applicable School Finance Law had this Agreement not been entered into by the Parties and the Qualified Property had been subject to the full ad valorem maintenance & operations tax without any limitation on value.
- ii. "New M&O Revenue" means the total State and local Maintenance and Operations Revenue that District actually received for such school year.

B. In making the calculations for the M&O Amount required by this Section 4.2 of this Agreement:

- i. The Taxable Value of property for each school year will be determined under the Applicable School Finance Law.
- ii. For purposes of this calculation, the tax collection rate on the Applicant's Qualified Property will be presumed to be one hundred percent (100%).
- iii. If, for any year of this Agreement, the difference between the Original M&O Revenue and the New M&O Revenue as calculated under this Section 4.2 of this Agreement results in a negative number for the M&O Amount, the negative number will be considered to be zero.
- iv. All calculations made for the New M&O Revenue during the Tax Limitation Period under Section 4.2.A.ii of this Agreement will reflect the Tax Limitation Amount for such year.
- v. All calculations for the M&O Amount made under this Section 4.2 of this Agreement shall be made by a methodology which isolates only the revenue impact caused by this Agreement. Applicant shall not be responsible to reimburse District for other revenue losses created by other agreements or any other factors.

Section 4.3. STATUTORY CHANGES AFFECTING M&O REVENUE. Notwithstanding any other provision in this Agreement, but subject to the limitations contained in Section 7.1 of this Agreement, in the event that, by virtue of statutory changes to the Applicable School Finance Law, administrative interpretations by Comptroller, Commissioner of Education, or the Texas Education Agency, or for any other reason attributable to statutory change, District will receive less Maintenance and Operations Revenue, or, if applicable, will be required to increase its payment of funds to the State or another school district, pursuant to Chapter 41 of the TEXAS EDUCATION CODE, because of its participation in this Agreement, Applicant shall make payments to District, up to the Revenue Protection Amount limit set forth in Section 7.1 that are necessary to offset any negative impact on District as a result of its participation in this Agreement. Such calculation shall take into account any adjustments to the amount calculated for the current fiscal year that should be made in order to reflect the actual impact on District. To the extent not inconsistent with a statutory change to Applicable School Finance Law, all calculations made under this Section 4.3 of this Agreement shall be made by a methodology which isolates only the revenue impact caused by this Agreement. Applicant shall not be responsible to reimburse District for other revenue losses created by other agreements or any other factors.

Section 4.4. COMPENSATION FOR LOSS OF OTHER REVENUES. To the extent not included in the amounts calculated pursuant to Section 4.2 above, Applicant shall also pay to the District on an annual basis all non-reimbursed costs arising from entering this Agreement, including but not limited to: (a) any loss incurred by the District resulting from successful judicial challenge to this Agreement; (b) any reasonable attorneys' fees or other costs incurred by the District due to any legal defense, enforcement or interpretation of this Agreement, irrespective of whether or not this Agreement is ultimately determined to be valid; and (c) any non-reimbursed costs incurred by the District and related to this Agreement, either directly or indirectly, including costs paid to the Appraisal District caused by increased appraised values arising solely from the Qualified

Property that is subject to the limitation provided in Section 2.4 herein.

Section 4.5. THIRD PARTY CALCULATIONS. All calculations made pursuant to this Agreement shall be verified annually by one or more independent third parties (“Consultant”) selected by the District. Applicant will be solely responsible for the payment of Consultant’s fees up to Seven Thousand Dollars (\$7,000.00) for the first year of this Agreement. This amount may be increased each year of this Agreement by not more than five percent (5%) from the prior year. All calculations shall initially be based upon good-faith estimates using all available information and shall be adjusted to reflect “near final” or “actual” data for the applicable year as the data becomes available. The District agrees that the Consultant selected by the District shall be either McDowell & Brown, LLC or Moak Casey & Associates. If the District desires to select a Third Party other than McDowell & Brown, LLC or Moak Casey & Associates, such selection must receive the Applicant’s consent, which consent shall not be unreasonably withheld, delayed, or conditioned.

Section 4.6. DATA FOR CALCULATIONS. The initial calculations for any payments owing under this Agreement shall be based upon the valuations placed upon the Qualified Property by the Appraisal District in its annual certified tax roll submitted to the District pursuant to § 26.01 of the TEXAS TAX CODE in or about July of each year of this Agreement. The certified tax roll data shall form the basis from which any and all amounts due under this Agreement are calculated, and the data utilized by the Consultant will be adjusted as necessary to reflect any subsequent adjustments by the Appraisal District to the District’s tax roll. Any estimates used by the Consultant to make calculations as required by this Agreement shall be based on the best and most current information available. The Consultant shall from time-to-time adjust the data utilized to reflect actual amounts, subsequent adjustments by the Appraisal District to the District's certified tax roll, or any other relevant changes to material items such as student counts or tax collections.

Section 4.7. DELIVERY OF CALCULATIONS.

A. All calculations required under Articles IV, V, or VI shall be made by the Consultant on or before December 1 of each year for which this Agreement is effective. The Consultant shall forward such calculations to the Parties in sufficient detail to allow the Parties to understand the manner in which the calculations were made. The Consultant shall maintain supporting data consistent with generally accepted accounting practices. The Consultant shall preserve all documents and data related to all calculations required under this Agreement for a period of three (3) years. Employees and agents of the Parties shall have reasonable access to the Consultant’s offices, personnel, books, and records pertaining to all calculations and fees.

B. In the event the District receives the Consultant’s invoice for services rendered, the District shall forward to Applicant such invoice, which Applicant shall pay within thirty (30) days of receipt.

Section 4.8. PAYMENT BY APPLICANT. On or before the January 31 next following the tax levy

for each year for which this Agreement is effective, and subject to the limitations contained in Section 7.1, the Applicant shall pay all amounts determined to be due and owing to the District, all amounts billed by the Consultant pursuant to Section 4.5, and any reasonable and necessary expenses paid by the District to its attorneys, auditors, or financial consultants for work resulting from the District's participation in this Agreement. Provided that the District, upon request of Applicant, provides supporting documentation to substantiate such reasonable and necessary expenses to the extent such supporting documentation is not excepted from disclosure as attorney-client privilege or otherwise excepted from disclosure under the Texas Public Information Act (TEXAS GOVERNMENT CODE § 552.001, *et seq.*).

Section 4.9. CHALLENGING CALCULATION RESULTS. The Applicant may appeal the Consultant's results, in writing, within fifteen (15) days of receipt of such results. The Consultant will issue a final determination of the calculations within fifteen (15) days of receiving Applicant's appeal. The Applicant may appeal the final determination of the Consultant to the District within fifteen (15) District business days of its receipt, pursuant to District Policy GF (LOCAL).

Section 4.10. EFFECT OF PROPERTY VALUE APPEAL OR ADJUSTMENT. In the event that the Taxable Value of the Qualified Property is changed after an appeal of its valuation, or the Taxable Value is otherwise altered for any reason, the calculations required under Article IV of this Agreement shall be recalculated by the Consultant at Applicant's sole expense using the revised property values. The Consultant shall transmit the revised calculations to the Parties and any Party owing funds to the other Party shall pay such funds within thirty (30) days after receipt of the new calculations.

ARTICLE V

PAYMENT OF EXTRAORDINARY EDUCATION RELATED EXPENSES

Section 5.1. EXTRAORDINARY EXPENSES. In addition to the amounts determined pursuant to Article IV or Article VI of this Agreement above, Applicant on an annual basis shall also indemnify and reimburse District for the following:

All non-reimbursed costs, certified by District's external auditor to have been incurred by District for extraordinary education-related expenses related to the project that are not directly funded in state aid formulas, including expenses for the purchase of portable classrooms and the hiring of additional personnel to accommodate a temporary increase in student enrollment attributable to the project.

To the extent not inconsistent with a statutory change to Applicable School Finance Law, all calculations made under this Section 5.1 of this Agreement shall be made by a methodology which isolates only the revenue impact caused by this Agreement. Applicant shall not be responsible to reimburse District for other revenue losses created by other agreements or any other factors.

Section 5.2. PAYMENTS. Payments of amounts due under this Article shall be made as set forth in Section 4.8 above.

ARTICLE VI

SUPPLEMENTAL PAYMENTS

Section 6.1. SUPPLEMENTAL PAYMENTS. Applicant shall make Supplemental Payments as set out in Section 6.2 annually, beginning with the first complete or partial year of the Qualifying Time Period, and continuing through the third year following the end of the Tax Limitation Period.

Section 6.2. SUPPLEMENTAL PAYMENT LIMITATION. Notwithstanding the foregoing:

A. The total of the Supplemental Payments made pursuant to this Article shall not exceed for any calendar year of this Agreement an amount equal to the greater of One Hundred Dollars (\$100.00) per student per year in average daily attendance, as defined by Section 42.005 of the TEXAS EDUCATION CODE, or Fifty Thousand Dollars (\$50,000.00) per year times the number of years beginning with the first complete or partial year of the Qualifying Time Period identified in Section 2.3.C and ending with the year for which the Supplemental Payment is being calculated minus all Supplemental Payments previously made by the Applicant;

B. Supplemental Payments may only be made during the period starting with the beginning of the Qualifying Time Period and ending December 31 of the third year following the end of the Tax Limitation Period.

C. The limitation in Section 6.2.A does not apply to amounts described by Section 313.027(f)(1)–(2) of the TEXAS TAX CODE as implemented in Articles IV and V of this Agreement.

D. For purposes of this Agreement, the calculation of the limit of the annual Supplemental Payment shall be the greater of \$50,000 or \$100 multiplied by the District's Average Daily Attendance as calculated pursuant to Section 42.005 of the TEXAS EDUCATION CODE, based upon the District's 2014-15 Average Daily Attendance of 85, rounded to the whole number.

Section 6.3. SUPPLEMENTAL PAYMENT CHANGES. In the event Chapter 313 is modified or amended to allow the District to receive supplemental payments in excess of the foregoing limitation, Applicant agrees to cooperate with the District to amend this Agreement to allow District to receive the maximum amount of supplemental payments as allowed by law; provided however, the total supplemental payments for any given year of this Agreement shall not exceed the greater of forty percent (40%) of Applicant's Net Tax Savings under this Agreement in such year or the amount calculated as set out in Section 6.2.A above, as determined for that school year. "Net Tax Savings" means an amount equal to (but not less than zero): (i) the sum of the amount of maintenance and operations ad valorem taxes which the Applicant would have paid to

the District for all years during the term of this Agreement if this Agreement had not been entered into by the Parties; minus (ii) an amount equal to the sum of (A) all maintenance and operations ad valorem school taxes actually due to the District or any other governmental entity, including the State of Texas for all years during the term of this Agreement, plus (B) any and all payments due to the District under Article IV of this Agreement. For clarification, Net Tax Savings in respect of a particular year pursuant to Section 6.2 shall mean an amount equal to (but not less than zero): (i) the sum of the amount of maintenance and operations ad valorem taxes which the Applicant would have paid to the District for such year if this Agreement had not been entered into by the Parties; minus, (ii) an amount equal to the sum of (A) all maintenance and operations ad valorem school taxes actually due to the District or any other governmental entity, including the State of Texas for such year, plus (B) any and all payments due to the District under Article IV of this Agreement for such year. This Section 6.3 shall only apply if Chapter 313 of the TEXAS TAX CODE is amended so that the District is permitted to receive Supplemental Payments greater than as described in Section 6.2 above; otherwise, Section 6.2 shall apply.

Section 6.4. LIMITATION BASED ON NET TAX SAVINGS.

A. Notwithstanding Section 6.1, for any Supplemental Payment occurring prior to the start of the Tax Limitation Period, if the amount of the Supplemental Payments calculated in Section 6.2 exceeds Applicant's Net Tax Savings, the difference between the amount of the Supplemental Payments and Applicant's Net Tax Savings shall be carried forward from year-to-year (the "Deferred Payments"). Beginning in the first year of the Tax Limitation Period, and in addition to the Supplemental Payment for that year, all Deferred Payments owed to the District shall be paid by Applicant to the extent all Supplemental Payments from Applicant to the District for that year do not exceed Applicant's Net Tax Savings. Any amount of Deferred Payments that remain unpaid shall be carried forward from year to year until paid in full.

B. Should Applicant fail to make the Minimum Qualified Investment during the Qualifying Time Period causing this Agreement to become null and void, Applicant's obligation to make any Deferred Payments that was carried over by operation of Section 6.4.A. shall be cancelled.

Section 6.5. PAYMENT BY APPLICANT. Payment of amounts due under this Article shall be made as set forth in Section 4.8 of this Agreement and is subject to the limitations contained in Section 7.1.

ARTICLE VII

ANNUAL LIMITATION OF PAYMENTS BY APPLICANT

Section 7.1 ANNUAL LIMITATION. Notwithstanding anything contained in this Agreement to the contrary, and with respect to each Tax Year of the Tax Limitation Period beginning after the first Tax Year of the Tax Limitation Period, in no event shall (i) the sum of the maintenance and operations ad valorem taxes paid by the Applicant to the District for such Tax Year, plus the sum of all payments otherwise due from the Applicant to the District under Articles IV, V, and VI of

this Agreement with respect to such Tax Year, exceed (ii) the amount of the maintenance and operations ad valorem taxes that the Applicant would have paid to the District for such Tax Year (determined by using the District's actual maintenance and operations tax rate for such Tax Year) if the Parties had not entered into this Agreement. The calculation and comparison of the amounts described in clauses (i) and (ii) of the preceding sentence shall be included in all calculations made pursuant to Article IV of this Agreement, and in the event the sum of the amounts described in said clause (i) exceeds the amount described in said clause (ii), then the payments otherwise due from the Applicant to the District under Articles IV, V, and VI shall be reduced until such excess is eliminated.

Section 7.2. OPTION TO TERMINATE AGREEMENT. In the event that any payment otherwise due from the Applicant to the District under Article IV, Article V, or Article VI of this Agreement with respect to a Tax Year is subject to reduction in accordance with the provisions of Section 7.1, then the Applicant shall have the option to terminate this Agreement. The Applicant may exercise such option to terminate this Agreement by notifying the District of its election in writing not later than the July 31 of the year following the Tax Year with respect to which a reduction under Section 7.1 is applicable. Any termination of this Agreement under the foregoing provisions of this Section 7.2 shall be effective immediately prior to the second Tax Year next following the Tax Year in which the reduction giving rise to the option occurred.

Section 7.3. EFFECT OF OPTIONAL TERMINATION. Upon the exercise of the option to terminate pursuant to Section 7.2, this Agreement shall terminate and be of no further force or effect; provided, however, that:

A. the Parties respective rights and obligations under this Agreement with respect to the Tax Year or Tax Years (as the case may be) through and including the Tax Year during which such notification is delivered to the District, shall not be impaired or modified as a result of such termination and shall survive such termination unless and until satisfied and discharged; and

B. the provisions of this Agreement regarding payments (including liquidated damages and tax payments), records and dispute resolution shall survive the termination or expiration of this Agreement.

ARTICLE VIII

ADDITIONAL OBLIGATIONS OF APPLICANT

Section 8.1. APPLICANT'S OBLIGATION TO MAINTAIN VIABLE PRESENCE. In order to receive and maintain the limitation authorized by Section 2.4 in addition to the other obligations required by this Agreement, the Applicant shall Maintain Viable Presence in the District commencing at the start of the Tax Limitation Period through the Final Termination Date of this Agreement. Notwithstanding anything contained in this Agreement to the contrary, the Applicant shall not be in breach of, and shall not be subject to any liability for failure to Maintain Viable Presence to the extent such failure is caused by Force Majeure, provided the Applicant makes commercially reasonable efforts to remedy the cause of such Force Majeure.

Section 8.2. REPORTS. In order to receive and maintain the limitation authorized by Section 2.4 in addition to the other obligations required by this Agreement, the Applicant shall submit all reports required from time to time by the Comptroller, listed in 34 TEXAS ADMIN. CODE Section 9.1052 and as currently located on the Comptroller's website, including all data elements required by such form to the satisfaction of the Comptroller on the dates indicated on the form or the Comptroller's website and starting on the first such due date after the Application Approval Date.

Section 8.3. COMPTROLLER'S REPORT ON CHAPTER 313 AGREEMENTS. During the term of this Agreement, both Parties shall provide the Comptroller with all information reasonably necessary for the Comptroller to assess performance under this Agreement for the purpose of issuing the Comptroller's report, as required by Section 313.032 of the TEXAS TAX CODE.

Section 8.4. DATA REQUESTS. Upon the written request of the District, the State Auditor's Office, the Appraisal District, or the Comptroller during the term of this Agreement, the Applicant, the District or any other entity on behalf of the District shall provide the requesting party with all information reasonably necessary for the requesting party to determine whether the Applicant is in compliance with its rights, obligations, or responsibilities, including, but not limited to, any employment obligations which may arise under this Agreement.

Section 8.5. SITE VISITS AND RECORD REVIEW. The Applicant shall allow authorized employees of the District, the Comptroller, the Appraisal District, and the State Auditor's Office to have reasonable access to the Applicant's Qualified Property and business records from the Application Review Start Date through the Final Termination Date, in order to inspect the project to determine compliance with the terms hereof or as necessary to properly appraise the Taxable Value of the Applicant's Qualified Property.

A. All inspections will be made at a mutually agreeable time after the giving of not less than forty-eight (48) hours prior written notice, and will be conducted in such a manner so as not to unreasonably interfere with either the construction or operation of the Applicant's Qualified Property.

B. All inspections may be accompanied by one or more representatives of the Applicant, and shall be conducted in accordance with the Applicant's safety, security, and operational standards. Notwithstanding the foregoing, nothing contained in this Agreement shall require the Applicant to provide the District, the Comptroller, or the Appraisal District with any technical or business information that is proprietary, a trade secret, or is subject to a confidentiality agreement with any third party.

Section 8.6. RIGHT TO AUDIT; SUPPORTING DOCUMENTS; AUTHORITY OF STATE AUDITOR. By executing this Agreement, implementing the authority of, and accepting the benefits provided by Chapter 313 of the TEXAS TAX CODE, the Parties agree that this Agreement and their performance pursuant to its terms are subject to review and audit by the State Auditor as if they

are parties to a State contract and subject to the provisions of Section 2262.154 of the TEXAS GOVERNMENT CODE and Section 313.010(a) of the TEXAS TAX CODE. The Parties further agree to comply with the following requirements:

A. The District and the Applicant shall maintain and retain supporting documents adequate to ensure that claims for the Tax Limitation Amount are in accordance with applicable Comptroller and State of Texas requirements. The Applicant and the District shall maintain all such documents and other records relating to this Agreement and the State's property for a period of four (4) years after the latest occurring date of:

- i. date of submission of the final payment;
- ii. Final Termination Date; or
- iii. date of resolution of all disputes or payment.

B. During the time period defined under Section 8.6.A, the District and the Applicant shall make available at reasonable times and upon reasonable notice, and for reasonable periods, all information related to this Agreement; the Applicant's Application; and the Applicant's Qualified Property, Qualified Investment, New Qualifying Jobs, and wages paid for New Non-Qualifying Jobs such as work papers, reports, books, data, files, software, records, calculations, spreadsheets and other supporting documents pertaining to this Agreement, for purposes of inspecting, monitoring, auditing, or evaluating by the Comptroller, State Auditor's Office, State of Texas or their authorized representatives. The Applicant and the District shall cooperate with auditors and other authorized Comptroller and State of Texas representatives and shall provide them with prompt access to all of such property as requested by the Comptroller or the State of Texas. By example and not as an exclusion to other breaches or failures, the Applicant's or the District's failure to comply with this Section shall constitute a Material Breach of this Agreement.

C. In addition to and without limitation on the other audit provisions of this Agreement, the acceptance of tax benefits or funds by the Applicant or the District or any other entity or person directly under this Agreement acts as acceptance of the authority of the State Auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. Under the direction of the legislative audit committee, the Applicant or the District or other entity that is the subject of an audit or investigation by the State Auditor must provide the State Auditor with access to any information the State Auditor considers relevant to the investigation or audit. The Parties agree that this Agreement shall for its duration be subject to all rules and procedures of the State Auditor acting under the direction of the legislative audit committee.

D. The Applicant shall include the requirements of this Section 8.6 in its subcontract with any entity whose employees or subcontractors are subject to wage requirements under the Act, the Comptroller's Rules, or this Agreement, or any entity whose employees or subcontractors are included in the Applicant's compliance with job creation or wage standard requirement of the Act, the Comptroller's Rules, or this Agreement.

Section 8.7. FALSE STATEMENTS; BREACH OF REPRESENTATIONS. The Parties acknowledge that this Agreement has been negotiated, and is being executed, in reliance upon the information contained in the Application, and any supplements or amendments thereto, without which the Comptroller would not have approved this Agreement and the District would not have executed this Agreement. By signature to this Agreement, the Applicant:

A. represents and warrants that all information, facts, and representations contained in the Application are true and correct to the best of its knowledge;

B. agrees and acknowledges that the Application and all related attachments and schedules are included by reference in this Agreement as if fully set forth herein; and

C. acknowledges that if the Applicant submitted its Application with a false statement, signs this Agreement with a false statement, or submits a report with a false statement, or it is subsequently determined that the Applicant has violated any of the representations, warranties, guarantees, certifications, or affirmations included in the Application or this Agreement, the Applicant shall have materially breached this Agreement and the Agreement shall be invalid and void except for the enforcement of the provisions required by Section 9.2 of this Agreement.

ARTICLE IX

MATERIAL BREACH OR EARLY TERMINATION

Section 9.1. EVENTS CONSTITUTING MATERIAL BREACH OF AGREEMENT. The Applicant shall be in Material Breach of this Agreement if it commits one or more of the following acts or omissions (each a “Material Breach”):

A. The Application, any Application Supplement, or any Application Amendment on which this Agreement is approved is determined to be inaccurate as to any material representation, information, or fact or is not complete as to any material fact or representation or such application;

B. The Applicant failed to complete Qualified Investment as required by Section 2.5.A. of this Agreement during the Qualifying Time Period;

C. The Applicant failed to create and maintain the number of New Qualifying Jobs required by the Act;

D. The Applicant failed to create and maintain the number of New Qualifying Jobs specified in Schedule C of the Application;

E. The Applicant failed to pay at least the average weekly wage of all jobs in the county in which the jobs are located for all New Non-Qualifying Jobs created by the Applicant;

F. The Applicant failed to provide payments to the District sufficient to protect future

District revenues through payment of revenue offsets and other mechanisms as more fully described in Article IV of this Agreement;

G. The Applicant failed to provide the payments to the District that protect the District from the payment of extraordinary education-related expenses related to the project, to the extent and in the amounts that the Applicant agreed to provide such payments in Article V of this Agreement;

H. The Applicant failed to provide the Supplemental Payments to the extent and in the amounts that the Applicant agreed to provide such Supplemental Payments in Article VI of this Agreement;

I. The Applicant failed to create and Maintain Viable Presence on or with the Qualified Property as more fully specified in Article VIII of this Agreement;

J. The Applicant failed to submit the reports required to be submitted by Section 8.2 to the satisfaction of the Comptroller;

K. The Applicant failed to provide the District or the Comptroller with all information reasonably necessary for the District or the Comptroller to determine whether the Applicant is in compliance with its obligations, including, but not limited to, any employment obligations which may arise under this Agreement;

L. The Applicant failed to allow authorized employees of the District, the Comptroller, the Appraisal District, or the State Auditor's Office to have access to the Applicant's Qualified Property or business records in order to inspect the project to determine compliance with the terms hereof or as necessary to properly appraise the Taxable Value of the Applicant's Qualified Property under Sections 8.5 and 8.6;

M. The Applicant failed to comply with a request by the State Auditor's office to review and audit the Applicant's compliance with this Agreement;

N. The Applicant has made any payments to the District or to any other person or persons in any form for the payment or transfer of money or any other thing of value in recognition of, anticipation of, or consideration for this Agreement for limitation on Appraised Value made pursuant to Chapter 313 of the TEXAS TAX CODE, in excess of the amounts set forth in Articles IV, V and VI of this Agreement;

O. The Applicant failed to comply with the conditions included in the certificate for limitation issued by the Comptroller.

Section 9.2. DETERMINATION OF BREACH AND TERMINATION OF AGREEMENT.

A. Prior to making a determination that the Applicant has failed to comply in any

material respect with the terms of this Agreement or to meet any material obligation under this Agreement, the District shall provide the Applicant with a written notice of the facts which it believes have caused the breach of this Agreement, and if cure is possible, the cure proposed by the District. After receipt of the notice, the Applicant shall be given ninety (90) days to present any facts or arguments to the Board of Trustees showing that it is not in breach of its obligations under this Agreement, or that it has cured or undertaken to cure any such breach.

B. If the Board of Trustees is not satisfied with such response or that such breach has been cured, then the Board of Trustees shall, after reasonable notice to the Applicant, conduct a hearing called and held for the purpose of determining whether such breach has occurred and, if so, whether such breach has been cured. At any such hearing, the Applicant shall have the opportunity, together with their counsel, to be heard before the Board of Trustees. At the hearing, the Board of Trustees shall make findings as to:

- i. whether or not a breach of this Agreement has occurred;
- ii. whether or not such breach is a Material Breach;
- iii. the date such breach occurred, if any;
- iv. whether or not any such breach has been cured; and,

C. In the event that the Board of Trustees determines that such a breach has occurred and has not been cured, it shall at that time determine:

- i. the amount of recaptured taxes under Section 9.4.C (net of all credits under Section 9.4.C);
- ii. the amount of any penalty or interest under Section 9.4.E that are owed to the District; and
- iii. in the event of a finding of a Material Breach, whether to terminate this Agreement.

D. After making its determination regarding any alleged breach, the Board of Trustees shall cause the Applicant to be notified in writing of its determination (a "Determination of Breach and Notice of Contract Termination") and provide a copy to the Comptroller.

Section 9.3. DISPUTE RESOLUTION.

A. After receipt of notice of the Board of Trustee's Determination of Breach and Notice of Contract Termination under Section 9.2, the Applicant shall have sixty (60) days in which either to tender payment or evidence of its efforts to cure, or to initiate mediation of the dispute by written notice to the District, in which case the District and the Applicant shall be required to make a good faith effort to resolve, without resort to litigation and within sixty (60) days after the Applicant initiates mediation, such dispute through mediation with a mutually agreeable mediator and at a mutually convenient time and place for the mediation. If the Parties are unable to agree on a mediator, a mediator shall be selected by the senior state district court judge then presiding in Oldham County, Texas. The Parties agree to sign a document that provides the mediator and the mediation will be governed by the provisions of Chapter 154 of the TEXAS CIVIL PRACTICE AND REMEDIES CODE and such other rules as the mediator shall prescribe. With

respect to such mediation, (i) the District shall bear one-half of such mediator's fees and expenses and the Applicant shall bear one-half of such mediator's fees and expenses, and (ii) otherwise each Party shall bear all of its costs and expenses (including attorneys' fees) incurred in connection with such mediation.

B. In the event that any mediation is not successful in resolving the dispute or that payment is not received within the time period described for mediation in Section 9.3.A, either the District or the Applicant may seek a judicial declaration of their respective rights and duties under this Agreement or otherwise, in a judicial proceeding in a state district court in Oldham County, assert any rights or defenses, or seek any remedy in law or in equity, against the other Party with respect to any claim relating to any breach, default, or nonperformance of any contract, agreement or undertaking made by a Party pursuant to this Agreement.

C. If payments become due under this Agreement and are not received before the expiration of the sixty (60) days provided for such payments in Section 9.3.A, and if the Applicant has not contested such payment calculations under the procedures set forth herein, including judicial proceedings, the District shall have the remedies for the collection of the amounts determined under Section 9.4 as are set forth in Chapter 33, Subchapters B and C, of the TEXAS TAX CODE for the collection of delinquent taxes. In the event that the District successfully prosecutes legal proceedings under this section, the Applicant shall also be responsible for the payment of attorney's fees to the attorneys representing the District pursuant to Section 6.30 of the TEXAS TAX CODE and a tax lien shall attach to the Applicant's Qualified Property and the Applicant's Qualified Investment pursuant to Section 33.07 of the TEXAS TAX CODE to secure payment of such fees.

Section 9.4. CONSEQUENCES OF EARLY TERMINATION OR OTHER BREACH BY APPLICANT.

A. In the event that the Applicant terminates this Agreement without the consent of the District, except as provided in Section 7.2 of this Agreement, the Applicant shall pay to the District liquidated damages for such failure within thirty (30) days after receipt of the notice of breach.

B. In the event that the District determines that the Applicant has failed to comply in any material respect with the terms of this Agreement or to meet any material obligation under this Agreement, the Applicant shall pay to the District liquidated damages, as calculated by Section 9.4.C, prior to, and the District may terminate the Agreement effective on the later of: (i) the expiration of the sixty (60) days provided for in Section 9.3.A, and (ii) thirty (30) days after any mediation and judicial proceedings initiated pursuant to Sections 9.3.A and 9.3.B are resolved in favor of the District.

C. The sum of liquidated damages due and payable shall be the sum total of the District ad valorem taxes for all of the Tax Years for which a tax limitation was granted pursuant to this Agreement prior to the year in which the default occurs that otherwise would have been due and payable by the Applicant to the District without the benefit of this Agreement, including penalty

and interest, as calculated in accordance with Section 9.4.E. For purposes of this liquidated damages calculation, the Applicant shall be entitled to a credit for all payments made to the District pursuant to Articles IV, V, and VI. Upon payment of such liquidated damages, the Applicant's obligations under this Agreement shall be deemed fully satisfied, and such payment shall constitute the District's sole remedy.

D. In the event that the District determines that the Applicant has committed a Material Breach identified in Section 9.1, after the notice and mediation periods provided by Sections 9.2 and 9.3, then the District may, in addition to the payment of liquidated damages required pursuant to Section 9.4.C, terminate this Agreement.

E. In determining the amount of penalty or interest, or both, due in the event of a breach of this Agreement, the District shall first determine the base amount of recaptured taxes less all credits under Section 9.4.C owed for each Tax Year during the Tax Limitation Period. The District shall calculate penalty or interest for each Tax Year during the Tax Limitation Period in accordance with the methodology set forth in Chapter 33 of the TEXAS TAX CODE, as if the base amount calculated for such Tax Year less all credits under Section 9.4.C had become due and payable on February 1 of the calendar year following such Tax Year. Penalties on said amounts shall be calculated in accordance with the methodology set forth in Section 33.01(a) of the TEXAS TAX CODE, or its successor statute. Interest on said amounts shall be calculated in accordance with the methodology set forth in Section 33.01(c) of the TEXAS TAX CODE, or its successor statute.

Section 9.5. LIMITATION OF OTHER DAMAGES. Notwithstanding anything contained in this Agreement to the contrary, in the event of default or breach of this Agreement by the Applicant, the District's damages for such a default shall under no circumstances exceed the amounts calculated under Section 9.4. In addition, the District's sole right of equitable relief under this Agreement shall be its right to terminate this Agreement. The Parties further agree that the limitation of damages and remedies set forth in this Section 9.5 shall be the sole and exclusive remedies available to the District, whether at law or under principles of equity.

Section 9.6. STATUTORY PENALTY FOR INADEQUATE QUALIFIED INVESTMENT. Pursuant to Section 313.0275 of the TEXAS TAX CODE, in the event that the Applicant fails to make \$30,000,000 of Qualified Investment, in whole or in part, during the Qualifying Time Period, the Applicant is liable to the State for a penalty. The amount of the penalty is the amount determined by: (i) multiplying the maintenance and operations tax rate of the school district for that tax year that the penalty is due by (ii) the amount obtained after subtracting (a) the Tax Limitation Amount identified in Section 2.4.B from (b) the Market Value of the property identified on the Appraisal District's records for the Tax Year the penalty is due. This penalty shall be paid on or before February 1 of the year following the expiration of the Qualifying Time Period and is subject to the delinquent penalty provisions of Section 33.01 of the TEXAS TAX CODE. The Comptroller may grant a waiver of this penalty in the event of Force Majeure which prevents compliance with this provision.

Section 9.7. REMEDY FOR FAILURE TO CREATE AND MAINTAIN REQUIRED NEW QUALIFYING JOBS

A. Pursuant to Section 313.0276 of the TEXAS TAX CODE, for any full Tax Year that commences after the project has become operational, in the event that it has been determined that the Applicant has failed to meet the job creation or retention requirements defined in Sections 9.1;C, the Applicant shall not be deemed to be in Material Breach of this Agreement until such time as the Comptroller has made a determination to rescind this Agreement under Section 313.0276 of TEXAS TAX CODE, and that determination is final.

Section 9.8. REMEDY FOR FAILURE TO CREATE AND MAINTAIN COMMITTED NEW QUALIFYING JOBS

A. In the event that the Applicant fails to create and maintain the number of New Qualifying Jobs specified in Schedule C of the Application, an event constituting a Material Breach as defined in Section 9.1.D, the Applicant and the District may elect to remedy the Material Breach through a penalty payment.

B. Following the notice and mediation periods provided by Sections 9.2 and 9.3, the District may request the Applicant to make a payment to the State in an amount equal to: (i) multiplying the maintenance and operations tax rate of the school district for that Tax Year that the Material Breach occurs by (ii) the amount obtained after subtracting (a) the Tax Limitation Amount identified in Section 2.4.B from (b) the market value of the property identified on the Appraisal District's records for each tax year the Material Breach occurs.

C. In the event that there is no tax limitation in place for the tax year that the Material Breach occurs, the payment to the State shall be in an amount equal to: (i) multiplying the maintenance and operations tax rate of the School District for each tax year that the Material Breach occurs by (ii) the amount obtained after subtracting (a) the tax limitation amount identified in Section 2.4.B from (b) the Market Value of the property identified on the Appraisal District's records for the last Tax Year for which the Applicant received a tax limitation.

D. The penalty shall be paid no later than 30 days after the notice of breach and is subject to the delinquent penalty provisions of Section 33.01 of the TEXAS TAX CODE.

ARTICLE X. **MISCELLANEOUS PROVISIONS**

Section 10.1. INFORMATION AND NOTICES.

A. Unless otherwise expressly provided in this Agreement, all notices required or permitted hereunder shall be in writing and deemed sufficiently given for all purposes hereof if (i) delivered in person, by courier (e.g., by Federal Express) or by registered or certified United States Mail to the Party to be notified, with receipt obtained, or (ii) sent by facsimile or email transmission, with notice of receipt obtained, in each case to the appropriate address or number

as set forth below. Each notice shall be deemed effective on receipt by the addressee as aforesaid; provided that, notice received by facsimile or email transmission after 5:00 p.m. at the location of the addressee of such notice shall be deemed received on the first business day following the date of such electronic receipt.

B. Notices to the District shall be addressed to the District's Authorized Representative as follows:

To the District:

Wildorado Independent School District
Attn: Troy Duck, Superintendent
(or the successor Superintendent)
1523 Locust St.
Wildorado, TX 79098
Phone #: (806) 426-3317
Fax #: (806) 426-3523
Email: troy.duck@region16.net

With a copy to:

Underwood Law Firm, P.C.
Attn: Fred Stormer
P.O. Box 9158
Amarillo, TX 79105-9158
Phone #: (806) 379-0306
Fax #: (806) 379-0316
Email: fred.stormer@uwlaw.com

C. Notices to the Applicant shall be addressed to its Authorized Representative as follows:

To Applicant:

Canadian Breaks LLC
Attn: June Gray, Vice President
115 Wild Basin Road, Suite 301
Austin, TX 78746
Phone #: (512) 712-1928
Fax #: (512) 712-1926
Email: june.gray@macquarie.com

or at such other address or to such other facsimile transmission number and to the attention of such other person as a Party may designate by written notice to the other.

With a copy to:

Any lender for which the Applicant has provided the District notice information pursuant to Section 10.3.C below.

Section 10.2. AMENDMENTS TO APPLICATION AND AGREEMENT; WAIVERS.

A. This Agreement may not be modified or amended except by an instrument or instruments in writing signed by all of the Parties and after completing the requirements of Section 10.2.B. Waiver of any term, condition, or provision of this Agreement by any Party shall only be effective if in writing and shall not be construed as a waiver of any subsequent breach of,

or failure to comply with, the same term, condition, or provision, or a waiver of any other term, condition, or provision of this Agreement.

B. By official action of the District's Board of Trustees, the Application and this Agreement may only be amended according to the following:

- i. The Applicant shall submit to the District and the Comptroller:
 - a. a written request to amend the Application and this Agreement, which shall specify the changes the Applicant requests;
 - b. any changes to the information that was provided in the Application that was approved by the District and considered by the Comptroller;
 - c. and any additional information requested by the District or the Comptroller necessary to evaluate the amendment or modification;
- ii. The Comptroller shall review the request and any additional information for compliance with the Act and the Comptroller's Rules and provide a revised Comptroller certificate for a limitation within 90 days of receiving the revised Application and, if the request to amend the Application has not been approved by the Comptroller by the end of the 90-day period, the request is denied; and
- iii. If the Comptroller has not denied the request, the District's Board of Trustees shall approve or disapprove the request before the expiration of 150 days after the request is filed.

C. Any amendment of the Application and this Agreement adding additional or replacement Qualified Property pursuant to this Section 10.2 of this Agreement shall:

- i. require that all property added by amendment be eligible property as defined by Section 313.024 of the TEXAS TAX CODE;
- ii. clearly identify the property, investment, and employment information added by amendment from the property, investment, and employment information in the original Agreement; and

D. The Application and this Agreement may not be amended to extend the value limitation time period beyond its ten-year statutory term.

E. The Comptroller determination made under Section 313.026(c)(2) of the TEXAS TAX CODE in the original certificate for a limitation satisfies the requirement of the Comptroller to make the same determination for any amendment of the Application and this Agreement, provided that the facts upon which the original determination was made have not changed.

Section 10.3. ASSIGNMENT.

A. Any assignment of any rights, benefits, obligations, or interests of the Parties in this Agreement, other than a collateral assignment purely for the benefit of creditors of the project, is considered an amendment to the Agreement and such Party may only assign such rights, benefits, obligations, or interests of this Agreement after complying with the provisions of Section 10.2 regarding amendments to the Agreement. Other than a collateral assignment to a

creditor, this Agreement may only be assigned to an entity that is eligible to apply for and execute an agreement for limitation on appraised value pursuant to the provisions of Chapter 313 of the TEXAS TAX CODE and the Comptroller's Rules.

B. In the event of a merger or consolidation of the District with another school district or other governmental authority, this Agreement shall be binding on the successor school district or other governmental authority.

C. In the event of an assignment to a creditor, the Applicant must notify the District and the Comptroller in writing no later than 30 days after the assignment. This Agreement shall be binding on the assignee.

Section 10.4. MERGER. This Agreement contains all of the terms and conditions of the understanding of the Parties relating to the subject matter hereof. All prior negotiations, discussions, correspondence, and preliminary understandings between the Parties and others relating hereto are superseded by this Agreement.

Section 10.5. GOVERNING LAW. This Agreement and the transactions contemplated hereby shall be governed by and interpreted in accordance with the laws of the State of Texas without giving effect to principles thereof relating to conflicts of law or rules that would direct the application of the laws of another jurisdiction. Venue in any legal proceeding shall be in a state district court in Oldham County.

Section 10.6. AUTHORITY TO EXECUTE AGREEMENT. Each of the Parties represents and warrants that its undersigned representative has been expressly authorized to execute this Agreement for and on behalf of such Party.

Section 10.7. SEVERABILITY. If any term, provision or condition of this Agreement, or any application thereof, is held invalid, illegal, or unenforceable in any respect under any Law (as hereinafter defined), this Agreement shall be reformed to the extent necessary to conform, in each case consistent with the intention of the Parties, to such Law, and to the extent such term, provision, or condition cannot be so reformed, then such term, provision, or condition (or such invalid, illegal or unenforceable application thereof) shall be deemed deleted from (or prohibited under) this Agreement, as the case may be, and the validity, legality, and enforceability of the remaining terms, provisions, and conditions contained herein (and any other application such term, provision, or condition) shall not in any way be affected or impaired thereby. Upon such determination that any term or other provision is invalid, illegal, or incapable of being enforced, the Parties hereto shall negotiate in good faith to modify this Agreement in an acceptable manner so as to effect the original intent of the Parties as closely as possible so that the transactions contemplated hereby are fulfilled to the extent possible. As used in this Section 10.7, the term "Law" shall mean any applicable statute, law (including common law), ordinance, regulation, rule, ruling, order, writ, injunction, decree, or other official act of or by any federal, state or local government, governmental department, commission, board, bureau, agency, regulatory authority, instrumentality, or judicial or administrative body having jurisdiction over the matter or matters

in question.

Section 10.8. PAYMENT OF EXPENSES. Except as otherwise expressly provided in this Agreement, or as covered by the application fee, each of the Parties shall pay its own costs and expenses relating to this Agreement, including, but not limited to, its costs and expenses of the negotiations leading up to this Agreement, and of its performance and compliance with this Agreement.

Section 10.9. INTERPRETATION.

A. When a reference is made in this Agreement to a Section, Article, or Exhibit, such reference shall be to a Section or Article of, or Exhibit to, this Agreement unless otherwise indicated. The headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

B. The words “include,” “includes,” and “including” when used in this Agreement shall be deemed in such case to be followed by the phrase “, but not limited to.” Words used in this Agreement, regardless of the number or gender specifically used, shall be deemed and construed to include any other number, singular or plural, and any other gender, masculine, feminine or neuter, as the context shall require.

C. The provisions of the Act and the Comptroller’s Rules are incorporated by reference as if fully set forth in this Agreement. In the event of a conflict, the conflict will be resolved by reference to the following order of precedence:

- i. The Act;
- ii. The Comptroller’s Rules as they exist at the time the Agreement is executed, except as allowed in the definition of Qualified Property in Section 1.1; and
- iii. This Agreement and its Attachments including the Application as incorporated by reference.

Section 10.10. EXECUTION OF COUNTERPARTS. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, and all of which, taken together, shall constitute but one and the same instrument, which may be sufficiently evidenced by one counterpart.

Section 10.11. PUBLICATION OF DOCUMENTS. The Parties acknowledge that the District is required to publish the Application and its required schedules, or any amendment thereto; all economic analyses of the proposed project submitted to the District; and the approved and executed copy of this Agreement or any amendment thereto, as follows:

A. Within seven (7) days of receipt of such document, the District shall submit a copy to the Comptroller for publication on the Comptroller’s Internet website;

B. The District shall provide on its website a link to the location of those documents posted on the Comptroller's website;

C. This Section does not require the publication of information that is confidential under Section 313.028 of the TEXAS TAX CODE.

Section 10.12. CONTROL; OWNERSHIP; LEGAL PROCEEDINGS. The Applicant shall immediately notify the District in writing of any actual or anticipated change in the control or ownership of the Applicant and of any legal or administrative investigations or proceedings initiated against the Applicant related to the project regardless of the jurisdiction from which such proceedings originate.

Section 10.13. DUTY TO DISCLOSE. If circumstances change or additional information is obtained regarding any of the representations and warranties made by the Applicant in the Application or this Agreement, or any other disclosure requirements, subsequent to the date of this Agreement, the Applicant's duty to disclose continues throughout the term of this Agreement.

Section 10.14. CONFLICTS OF INTEREST.

A. The District represents that, after diligent inquiry, each local public official or local government officer, as those terms are defined in Chapters 171 and 176 of the TEXAS LOCAL GOVERNMENT CODE, has disclosed any conflicts of interest in obtaining or performing this Agreement and related activities, appropriately recused from any decisions relating to this Agreement when a disclosure has been made, and the performance of this Agreement will not create any appearance of impropriety. The District represents that it, the District's local public officials or local government officer, as those terms are defined in Chapters 171 and 176 of the TEXAS LOCAL GOVERNMENT CODE, have not given, nor intend to give, at any time hereafter, any future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant, employee, or representative of the other Party or the State of Texas in connection with this Agreement.

B. The Applicant represents that, after diligent inquiry, each of its agents, as defined in Chapter 176 of the TEXAS LOCAL GOVERNMENT CODE, involved in the representation of the Applicant with the District has complied with the provisions of Chapter 176 of the TEXAS LOCAL GOVERNMENT CODE. The Applicant represents that it and its agents, as defined in Chapter 176 of the TEXAS LOCAL GOVERNMENT CODE, have not given, nor intend to give, at any time hereafter, any future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant, employee, or representative of the other Party or the State of Texas in connection with this Agreement.

C. The District and the Applicant each separately agree to notify the other Party and the Comptroller immediately upon learning of any conflicts of interest.

Section 10.15. PROVISIONS SURVIVING EXPIRATION OR TERMINATION. Notwithstanding the expiration or termination (by agreement, breach, or operation of time) of this Agreement, the provisions of this Agreement regarding payments (including liquidated damages and tax payments), reports, records, and dispute resolution of the Agreement shall survive the termination or expiration dates of this Agreement until the following occurs:

- A. all payments, including liquidated damage and tax payments, have been made;
- B. all reports have been submitted;
- C. all records have been maintained in accordance with Section 8.6.A; and
- D. all disputes in controversy have been resolved.

Section 10.16. FACSIMILE OR ELECTRONIC DELIVERY.

A. This Agreement may be duly executed and delivered in person, by mail, or by facsimile or other electronic format (including portable document format (pdf) transmitted by e-mail). The executing Party must promptly deliver a complete, executed original or counterpart of this Agreement to the other executing Parties. This Agreement shall be binding on and enforceable against the executing Party whether or not it delivers such original or counterpart.

- B. Delivery is deemed complete as follows:
- i. When delivered if delivered personally or sent by express courier service;
 - ii. Three (3) business days after the date of mailing if sent by registered or certified U.S. mail, postage prepaid, with return receipt requested;
 - iii. When transmitted if sent by facsimile, provided a confirmation of transmission is produced by the sending machine; or
 - iv. When the recipient, by an e-mail sent to the e-mail address for the executing Parties acknowledges having received that e-mail (an automatic "read receipt" does not constitute acknowledgment of an e-mail for delivery purposes).

[signatures follow on next page]

IN WITNESS WHEREOF, this Agreement has been executed by the Parties in multiple originals on this 14th day of December, 2016.

CANADIAN BREAKS LLC

**WILDORADO INDEPENDENT SCHOOL
DISTRICT**

BY: _____

NAME: _____

TITLE: _____

BY: _____

NAME: _____

TITLE: _____

ATTEST:

BY: _____

NAME: _____

TITLE: _____

BY: _____

NAME: _____

TITLE: _____

EXHIBIT 1

DESCRIPTION AND LOCATION OF ENTERPRISE OR REINVESTMENT ZONE

The Oldham County Commissioners Court created Oldham County Reinvestment Zone #6 by Resolution dated October 15, 2013. The Deaf Smith County Commissioners Court created Deaf Smith County Reinvestment Zone 2013-02 by Resolution Dated September 23, 2013. Each Reinvestment Zone is described and depicted as follows:

Oldham County Reinvestment Zone #6:

That portion of Section 6, Block K5, AB&M Survey lying in Oldham County, Texas.

That portion of Section 15, Block K5, ACH&B Survey, lying in Oldham County, Texas

Those portions of Sections 26 and 35, Block K5, TWNG RR CO Survey, lying in Oldham County, Texas

That portion of Section 3, Block G, F B Gouldy Survey, lying in Oldham County, Texas

That portion of Section 46, Block K5, TT RR CO Survey, lying in Oldham County, Texas

All of Section 1, Block Z3, H&W Survey, Oldham County, Texas.

All of Section 7, Block K5, D&W RR CO Survey, Oldham County, Texas.

All of Section 14, Block K5, ACH&B Survey, Oldham County, Texas.

All of Section 27, Block K5, TWNG RR CO Survey, Oldham County, Texas.

All of Section 34, Block K5, TWNG RR CO Survey, Oldham County, Texas.

All of Section 47, Block K5, TT RR CO Survey, Oldham County, Texas.

All of Section 48, Block K5, TT RR Co Survey, Oldham County, Texas.

All of Section 33, Block K5, TWNG RR CO Survey, Oldham County, Texas.

All of Section 28, Block K5, TWNG RR CO Survey, Oldham County, Texas.

All of Section 13, Block K5, ACH&B Survey, Oldham County, Texas.

All of Section 8, Block K5, D&W RR CO Survey, Oldham County, Texas.

All of Section 18, Block Z3, RT CO Survey, Oldham County, Texas.

All of Section 19, Block Z3, RT CO Survey, Oldham County, Texas.

All of Section 9, Block K5, D&W RR CO Survey, Oldham County, Texas.

All of Section 12, Block K5, TT RR CO Survey, Oldham County, Texas.

All of Section 11, Block K5, TT RR CO Survey, Oldham County, Texas.

All of Section 29, Block K5, TWNG RR CO Survey, Oldham County, Texas.

All of Section 32, Block K5, TWNG RR CO Survey, Oldham County, Texas.

All of Section 31, Block K5, TWNG RR CO Survey, Oldham County, Texas.

All of Section 30, Block K5, TWNG RR CO Survey, Oldham County, Texas.

All of Section 7, Block H1, TT RR CO Survey, Oldham County, Texas.

All of Section 4, Block H1, TT RR CO Survey, Oldham County, Texas.

All of Section 1, Block H1, TT RR CO Survey, Oldham County, Texas.

The S/2 of Section 49, South of Hwy 40, Block K5, TT RR CO Survey, Oldham County, Texas.

Deaf Smith County Reinvestment Zone 2013-02:

All of Section 5, Block K5, AB&M Survey, Deaf Smith County, Texas

All of Section 25, Block K5, TWNG RR CO Survey, Deaf Smith County, Texas

All of Section 23, Block 8, BS&F Survey, Deaf Smith County, Texas

The North 102 acres of Section 4, Block G, A Combs Survey, lying in Deaf Smith County, Texas

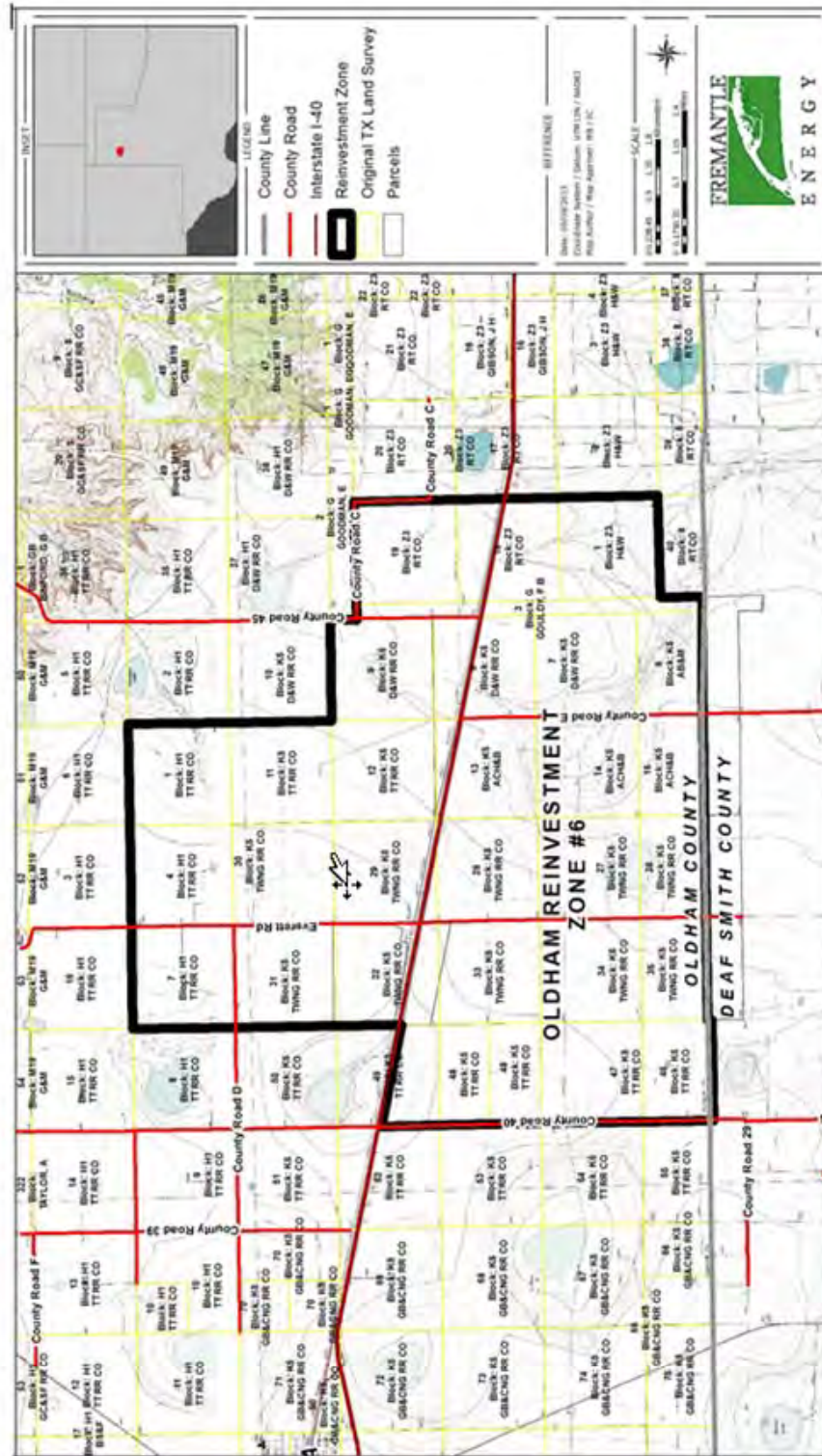
That portion of Section 6, Block K5, AB&M Survey lying in Deaf Smith County, Texas.

That portion of Section 15, Block K5, ACH&B Survey, lying in Deaf Smith County, Texas

Those portions of Sections 26 and 35, Block K5, TWNG RR CO Survey, lying in Deaf Smith County, Texas

That portion of Section 3, Block G, F B Gouldy Survey, lying in Deaf Smith County, Texas

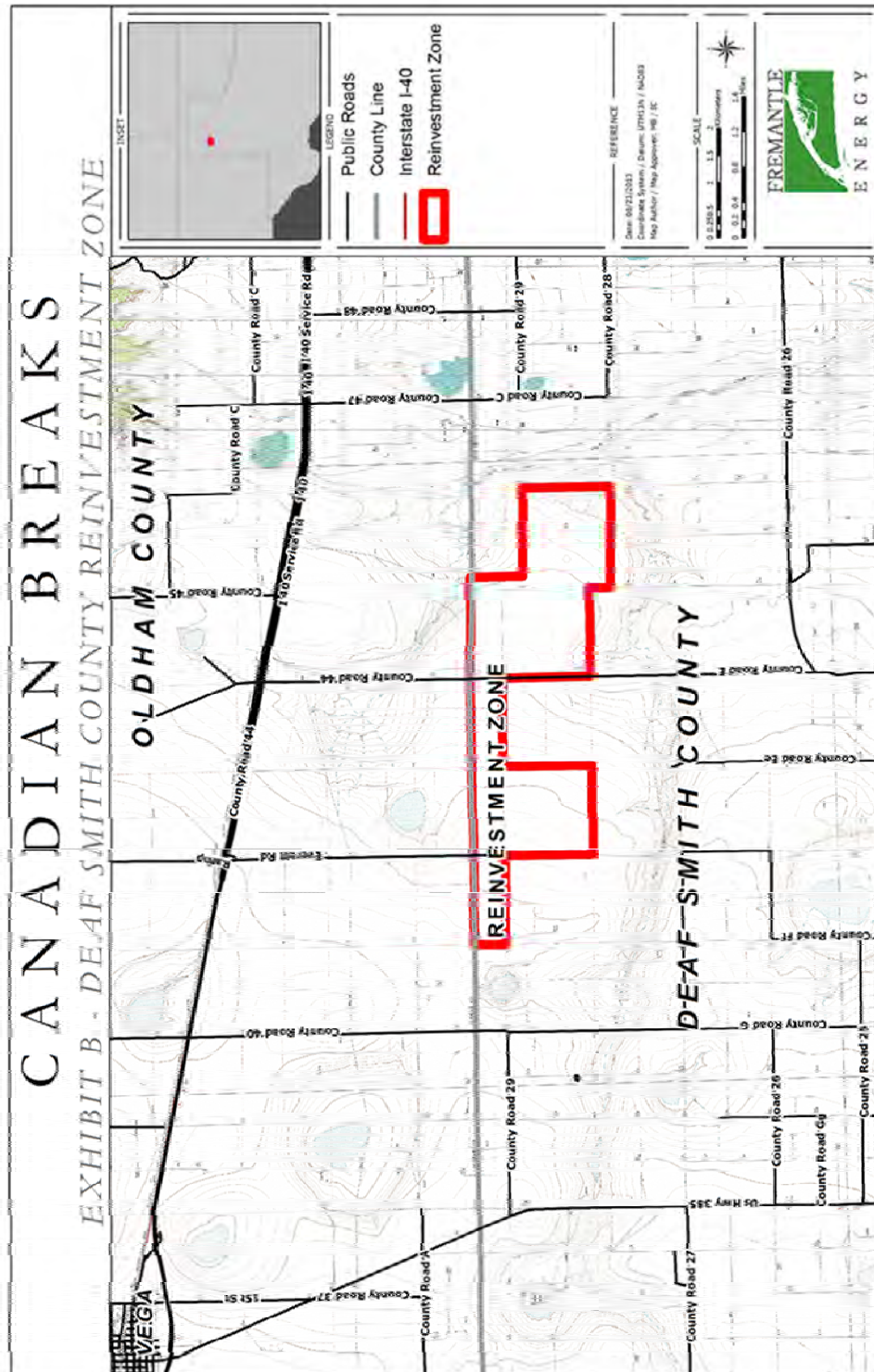
MAP OF OLDHAM COUNTY REINVESTMENT ZONE #6



Agreement for Limitation on Appraised Value
Between Wildorado ISD and Canadian Breaks LLC
(App No. 1146), December 14, 2016
Exhibit 1

Texas Economic Development Act Agreement
Comptroller Form 50-826 (Jan 2016)

MAP OF DEAF SMITH COUNTY REINVESTMENT ZONE 2013-02



Agreement for Limitation on Appraised Value
Between Wildorado ISD and Canadian Breaks LLC
(App No. 1146), December 14, 2016
Exhibit 1

Texas Economic Development Act Agreement
Comptroller Form 50-826 (Jan 2016)

EXHIBIT 2
DESCRIPTION OF LAND

All Qualified Property owned by the Applicant is located within the boundaries of both the Wildorado Independent School District and Oldham County Reinvestment Zone Number 5 and Deaf Smith County Reinvestment Zone 2013-02, which is more particularly depicted on the map in **EXHIBIT 3**, and described as follows:

All of Section 4, Block H1, IT RR CO Survey, Oldham County, Texas.

All of Section 1, Block H1, IT RR CO Survey, Oldham County, Texas.

All of Section 30, Block K5, TWNG RR CO Survey, Oldham County, Texas.

All of Section 11, Block K5, TT RR CO Survey, Oldham County, Texas.

All of Section 29, Block K5, TWNG RR CO Survey, Oldham County, Texas.

All of Section 12, Block K5, TT RR CO Survey, Oldham County, Texas.

All of Section 9, Block K5, D&W RR CO Survey, Oldham County, Texas.

All of Section 3, Block G, F B Gouldy Survey, Oldham and Deaf Smith Counties, Texas.

All of Section 19, Block Z3, RT CO Survey, Oldham County, Texas.

All of Section 28, Block K5, TWNG RR CO Survey, Oldham County, Texas.

All of Section 13, Block K5, ACH&B Survey, Oldham County, Texas.

All of Section 8, Block K5, D&W RR CO Survey, Oldham County, Texas.

All of Section 18, Block Z3, RT CO Survey, Oldham County, Texas.

All of Section 27, Block K5, TWNG RR CO Survey, Oldham County, Texas.

All of Section 14, Block K5, ACH&B Survey, Oldham County, Texas.

All of Section 7, Block K5, D&W RR CO Survey, Oldham County, Texas.

All of Section 1, Block Z3, H&W Survey, Oldham County, Texas.

All of Section 26, Block K5, TT RR CO Survey, Oldham and Deaf Smith Counties, Texas.

All of Section 15, Block K5, ACH&B Survey, Oldham and Deaf Smith Counties, Texas.

All of Section 6, Block K5, AB&M Survey Oldham and Deaf Smith Counties, Texas.

All of Section 25, Block K5, TWNG RR CO Survey, Deaf Smith County, Texas.

All of Section 5, Block K5, AB&M Survey, Deaf Smith County, Texas.

The North 102 acres of Section 4, Block G, A Combs Survey, lying in Deaf Smith County, Texas.

All of Section 23, Block 8, BS&F Survey, Deaf Smith County, Texas.

Agreement for Limitation on Appraised Value
Between Wildorado ISD and Canadian Breaks LLC
(App No. 1146), December 14, 2016
Exhibit 2

*Texas Economic Development Act Agreement
Comptroller Form 50-826 (Jan 2016)*

EXHIBIT 3

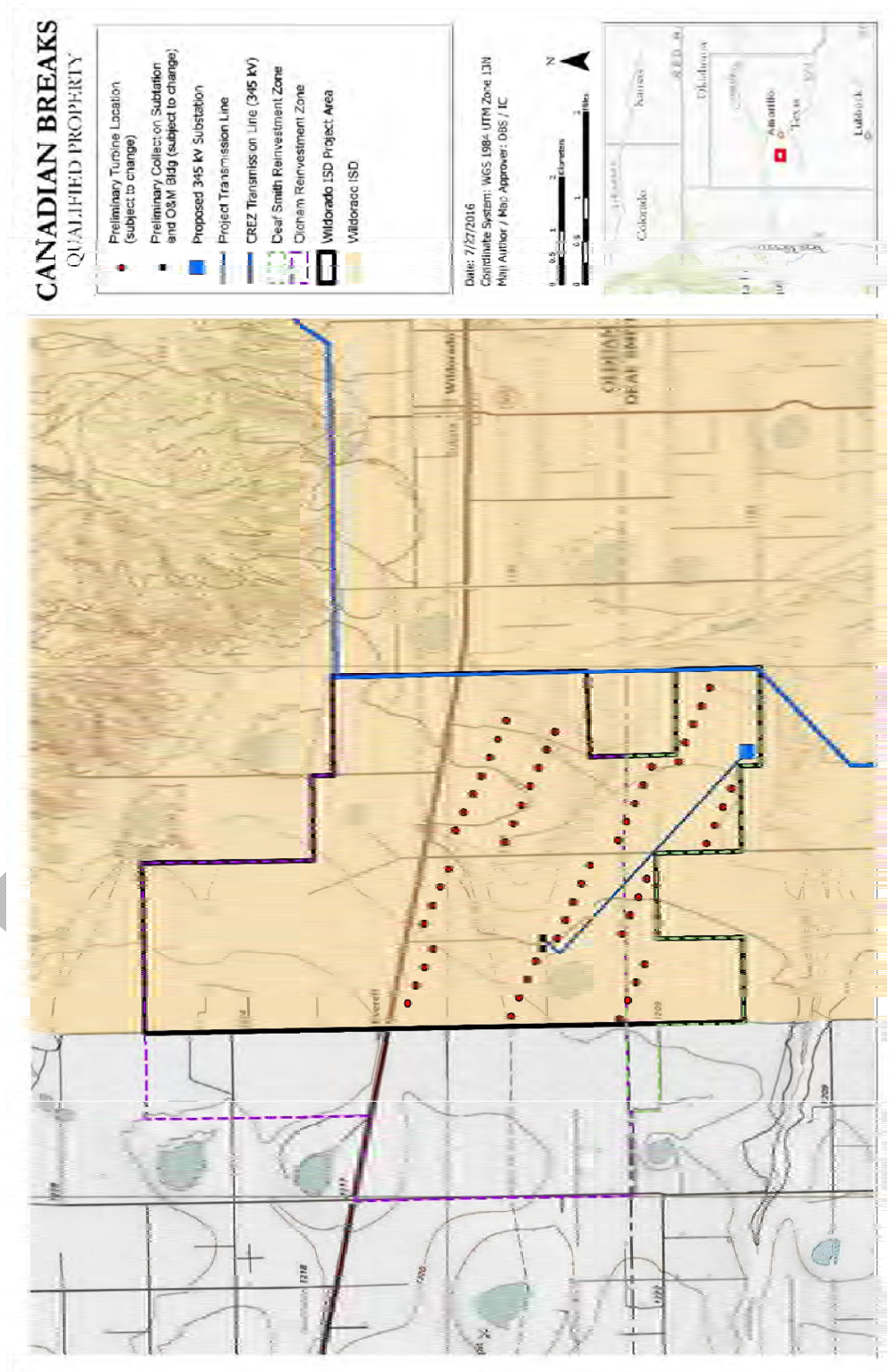
APPLICANT'S QUALIFIED INVESTMENT

Canadian Breaks LLC anticipates constructing a wind-powered electric generating facility with an operating capacity of approximately 200 megawatts. The exact number of wind turbines and the size of each turbine will vary depending upon the wind turbines selected and the megawatt generating capacity of the project completed. Depending upon the turbine technology that is ultimately selected, Canadian Breaks LLC estimates that 53 turbines, and approximately 122 MW are planned to be installed in Wildorado ISD.

The additional improvements for the Canadian Breaks Project will include but are not limited to, wind turbines, towers, foundations, roadways, buildings and offices, anemometer towers, computer equipment, furniture, company vehicles, electrical transmission cables and towers and electrical substations, and any other tangible personal property located at the operations and maintenance building.

See also project map on the following page.

MAP OF QUALIFIED PROPERTY



Agreement for Limitation on Appraised Value
 Between Wildorado ISD and Canadian Breaks LLC
 (App No. 1146), December 14, 2016
 Exhibit 3

Texas Economic Development Act Agreement
 Comptroller Form 50-826 (Jan 2016)

EXHIBIT 4

DESCRIPTION AND LOCATION OF QUALIFIED PROPERTY

See **EXHIBIT 3**.

EXHIBIT 5

AGREEMENT SCHEDULE

	<u>Year of Agreement</u>	<u>Date of Appraisal</u>	<u>School Year</u>	<u>Tax Year</u>	<u>Summary Description</u>
Limitation Pre-Year	1	January 1, 2016	2016-17	2016	Limitation Pre-Year
	2	January 1, 2017	2017-18	2017	Limitation Pre-Year, QTP begins
Limitation Period (10 Years)	3	January 1, 2018	2018-19	2018	\$30 million appraisal limitation
	4	January 1, 2019	2019-20	2019	\$30 million appraisal limitation
	5	January 1, 2020	2020-21	2020	\$30 million appraisal limitation
	6	January 1, 2021	2021-22	2021	\$30 million appraisal limitation
	7	January 1, 2022	2022-23	2022	\$30 million appraisal limitation
	8	January 1, 2023	2023-24	2023	\$30 million appraisal limitation
	9	January 1, 2024	2024-25	2024	\$30 million appraisal limitation
	10	January 1, 2025	2025-26	2025	\$30 million appraisal limitation
	11	January 1, 2026	2026-27	2026	\$30 million appraisal limitation
	12	January 1, 2027	2027-28	2027	\$30 million appraisal limitation
Maintain a Viable Presence (5 Years)	13	January 1, 2028	2028-29	2028	No appraisal limitation; must maintain a viable presence
	14	January 1, 2029	2029-30	2029	No appraisal limitation; must maintain a viable presence
	15	January 1, 2030	2030-31	2030	No appraisal limitation; must maintain a viable presence
	16	January 1, 2031	2031-32	2031	No appraisal limitation; must maintain a viable presence
	17	January 1, 2032	2032-33	2032	No appraisal limitation; must maintain a viable presence



GLENN HEGAR TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

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

December 1, 2016

Troy Duck
Superintendent
Wildorado Independent School District
P O. Box 120
Wildorado, Texas 79098

Re: Agreement for Limitation on Appraised Value of Property for School District
Maintenance and Operations Taxes by and between Wildorado Independent
School District and Canadian Breaks, LLC, Application 1146

Dear Superintendent Duck:

This office has been provided with the Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes by and between Wildorado Independent School District and Canadian Breaks, LLC (Agreement). As requested, the Agreement has been reviewed pursuant to 34 TAC 9.1055(e)(1).

Based on our review, this office concludes that it complies with the provisions of Tax Code, Chapter 313 and 34 TAC Chapter 9, Subchapter F.

Should you have any questions, please contact Annet Nalukwago with our office. She can be reached by email at annet.nalukwago@cpa.texas.gov or by phone at 1-800-531-5441, ext. 5-5656, or at 512-475-5656.

Sincerely,

Will Counihan
Director
Data Analysis & Transparency Division

cc: Fred Stormer, Underwood Law Firm, P.C.
June Gray, Canadian Breaks, LLC
Evans Horn, Manager, Property Tax

Canadian Breaks LLC

Mr. Duck, Superintendent
Wildorado Independent School District
307 N. Locus St.
Wildorado, Texas 79098

Re: Chapter 313 Job Waiver Request

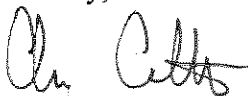
Dear Mr. Duck,

Please consider this letter to be Canadian Breaks LLC's formal request to waive the minimum new job creation requirement, as provided under Texas Tax Code 313.025(f-1).

The governing body of a school district may waive the new jobs creation requirement in Section 313.021(2)(A)(iv)(b) or 313.051(b) and approve an application if the governing body makes a finding 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 that is described in this application. Wind energy projects create a large number of full-time jobs during the construction phase, but these jobs are temporary by nature. Once the project is in operation, a small crew of full-time employees will maintain and operate the facility. Based upon our experience in the wind industry, and an industry standard of one technician needed for every 15-20 turbines, we expect that six (6) employees would be needed to operate the entire 200 MW facility. Based on the fifty three (53) turbines, and approximately 122 MW potentially being sited in Wildorado ISD, we can commit to creating four (4) full-time positions to fill those needs. All would be qualifying jobs as described in Section 313.021(3) of the Texas Tax Code.

The applicant requests that the Wildorado ISD's Board of Trustees make such a finding and waive the job creation requirement. This waiver request is in line with industry standards for the job requirements for a wind energy facility of this size, as evidenced by limitation agreement applications that have been filed by other wind energy developers, and by documentation related to the development and operation of wind generation facilities.

Sincerely,



Chris Calavitta
Authorized Signatory