SARA LEON
& ASSOCIATES, PLLC

August 19, 2021

Via Electronic Mail: Ch313.apps@cpa.texas.gov
Data Analysis and Transparency Division
Texas Comptroller of Public Accounts
111 E. 17th Street
Austin, Texas 78774

Re: Application for a Chapter 313 Value Limitation Agreement between the Rogers Independent School District and FIVE WELLS SOLAR CENTER LLC

First Year of Qualifying Time Period – 2023
First Year of Limitation – 2024

The Rogers Independent School District Board of Trustees approved the enclosed Application for Appraised Value Limitation on Qualified Property at a duly called meeting held on July 26, 2021. The Application was determined to be complete on August 19, 2021. The Applicant, FIVE WELLS SOLAR CENTER LLC, seeks to construct a 342 MW (AC) Photovoltaic solar that would be sited on approximately 3,000 acres of land approximately 4 miles West of the city of Rogers in Bell County.

A copy is being provided to the Bell County Appraisal District by copy of this correspondence. The Board of Trustees believes this project will be beneficial to the District and looks forward to your review and certification of this Application.

Thanks so much for your kind attention to this matter.

Respectfully submitted,

Sara Hardner Leon

Enclosures

512.637.4244 | saraleonlaw.com
Austin | Houston | Corpus Christi
S|L
2901 Via Fortuna, Building 6, Suite 475
Austin, Texas 78746

cc: *Via Electronic Mail:* customerservice@bellcad.org
Billy White, Chief Appraiser, Bell County Appraisal District

Via Electronic Mail: joe.craig@rogersisd.org
Joe Craig, Superintendent of Schools, Rogers Independent School District

Via Electronic Mail: bill.keeney@engie.com
Bill Keeney, Vice President, ENGIE North America

Via Electronic Mail: randall.rayford@engie.com
Randall Rayford, Production Development Advisor, ENGIE North America

Via Electronic Mail: svandyck@cwlp.net
Steven Van Dyck, Partner, Cummings Westlake LLC

TAB 1

Pages 1 through 9 of application

Application for Appraised Value Limitation on Qualified Property

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

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 Texas 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 completed application to the Comptroller, separating each section of the documents. 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, and has determined that all assertions of confidentiality are appropriate, the Comptroller will publish all submitted non-confidential 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's 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 and issue a certificate for a limitation on appraised value to the school board regarding the application by the 90th day after the Comptroller receives a complete application—as determined by the Comptroller.

The school board must approve or disapprove the application not later than the 150th day after the application review start date (the date the application is finally determined to be complete by the Comptroller), 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 comptroller.texas.gov/economy/local/ch313/. There are links to the Chapter 313 statute, rules, guidelines and forms. Information about minimum limitation values for particular districts and wage standards may also be found at that site.

SECTION 1: School District Information

1. Authorized School District Representative

July 26, 2021
Date Application Received by District

Joe
First Name

Craig
Last Name

Superintendent
Title

Rogers ISD
School District Name

1 Eagle Drive, Rogers, TX 76569
Street Address

1 Eagle Drive
Mailing Address

Rogers
City

TX
State

76569
ZIP

254-642-3802
Phone Number

254-642-3851
Fax Number

N/A
Mobile Number (optional)

joe.craig@rogersisd.org
Email Address

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

SECTION 1: School District Information *(continued)*

3. Authorized School District Consultant *(If Applicable)*

First Name: Sara
Last Name: Leon
Title: Principal
Firm Name: Sara Leon & Associates PLLC
Phone Number: 512-637-4244
Fax Number: 512-467-9318
Mobile Number *(optional)*: N/A
Email Address: SaraLeonGroup@saraleonlaw.com

4. On what date did the district determine this application complete? . . . . August 19, 2021

SECTION 2: Applicant Information

1. Authorized Company Representative *(Applicant)*

First Name: Bill
Last Name: Keeney
Title: Vice President
Organization: ENGIE North America
Street Address: 1360 Post Oak Blvd., Suite 400
Mailing Address: 1360 Post Oak Blvd., Suite 400
City: Houston
State: Texas
ZIP: 77056
Phone Number: 713-636-0000
Fax Number: N/A
Mobile Number *(optional)*: N/A
Business Email Address: bill.keeney@engie.com

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.

First Name: Randall
Last Name: Rayford
Title: Production Development Advisor
Organization: ENGIE North America
Street Address: 1360 Post Oak Blvd., Suite 400
Mailing Address: 1360 Post Oak Blvd., Suite 400
City: Houston
State: TX
ZIP: 77056
Phone Number: 713-636-0000
Fax Number: N/A
Mobile Number *(optional)*: N/A
Business Email Address: randall.rayford@engie.com

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)*

Steven — First Name
Van Dyck — Last Name
Partner — Title
Cummings Westlake LLC — Firm Name
713-266-4456 — Phone Number
N/A — Fax Number
svandyck@cwlp.net — Business Email Address

SECTION 3: Fees and Payments

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

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

1a. If yes, include all transaction information below. Include proof of application fee paid to the school district in **Tab 2**. Any confidential banking information provided will not be publicly posted.

$ 75,000.00 — Payment Amount
Check — Transaction Type
ENGIE Solar NA LLC — Payor
Rogers ISD — Payee
July , 2021 — Date transaction was processed

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? FIVE WELLS SOLAR CENTER LLC
2. Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 *(11 digits)* 32076926776
3. Parent Company Name . . . . . ENGIE Solar NA LLC
4. Parent Company Tax ID 37-1796578
5. NAICS code 221114
6. Is the applicant a party to any other pending or active Chapter 313 agreements? . . . . . ☑ Yes ☐ No

6a. If yes, please list application number, name of school district and year of agreement

Application number TBD, Academy ISD, TBD

SECTION 5: Applicant Business Structure

1. Business Organization of Applicant *(corporation, limited liability corporation, etc)* Limited Liability Company
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 the most recently submitted 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.

SECTION 5: Applicant Business Structure *(continued)*

2b. Texas Franchise Tax Reporting Entity Taxpayer Name

FIVE WELLS SOLAR CENTER LLC

2c. Reporting Entity Taxpayer Number

32076926776

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

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

***Note**: Applicants requesting eligibility under this category should note that there are additional application and reporting data submission requirements.

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. If the project is an amendment or a reapplication please specify and provide details regarding the original project.
2. Check the project characteristics that apply to the proposed project:

☑ Land has no existing improvements
☐ Land has existing improvements *(complete Section 13)*
☐ Expansion of existing operation on the land *(complete Section 13)*
☐ Relocation within Texas

SECTION 8: Limitation as Determining Factor

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

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

SECTION 9: Projected Timeline

NOTE: Only construction beginning after the application review start date (the date the Texas Comptroller of Public Accounts deems the application complete) can be considered qualified property and/or qualified investment.

1. Estimated school board ratification of final agreement: December 2021
2. Estimated commencement of construction: Q4 2022
3. Beginning of qualifying time period (MM/DD/YYYY): January 1, 2023
4. First year of limitation (YYYY): January 1, 2024

   4a. For the beginning of the limitation period, notate which **one of the following** will apply according to provision of 313.027(a-1)(2):

   ☐ A. January 1 following the application date ☐ B. January 1 following the end of QTP

   ☑ C. January 1 following the commencement of commercial operations

5. Commencement of commercial operations: Q4 2023

SECTION 10: The Property

1. County or counties in which the proposed project will be located: Bell County
2. Central Appraisal District (CAD) that will be responsible for appraising the property: Bell CAD
3. Will this CAD be acting on behalf of another CAD to appraise this property? ☐ Yes ☑ No
4. List all taxing entities that have jurisdiction for the property, the portion of project within each entity and tax rates for each entity:

M&O (ISD): Rogers ISD, $0.9664, 100%
(Name, tax rate and percent of project)

I&S (ISD): Rogers ISD, $0.24050, 100%
(Name, tax rate and percent of project)

County: Bell County, $0.3968, 100%
(Name, tax rate and percent of project)

City:
(Name, tax rate and percent of project)

Hospital District:
(Name, tax rate and percent of project)

Water District: Clearwater UWCD, $0.003272, 100%
(Name, tax rate and percent of project)

Other *(describe)*: Elm Creek Watershed, $0.0327, 100%
(Name, tax rate and percent of project)

Other *(describe)*: Bell Co Road, $0.0285, 100%
(Name, tax rate and percent of project)

SECTION 10: The Property *(continued)*

5. List all state and local incentives as an annual percentage. Include the estimated start and end year of the incentive:

County: Abatemtent, Various, 2024-2033
(Incentive type, percentage, start and end year)

City: ____________
(Incentive type, percentage, start and end year)

Hospital District: ____________
(Incentive type, percentage, start and end year)

Water District: ____________
(Incentive type, percentage, start and end yeart)

Other *(describe)*: ____________
(Incentive type, percentage, start and end year)

Other *(describe)*: ____________
(Incentive type, percentage, start and end year)

6. Is the project located entirely within the ISD listed in Section 1? . . . . ☐ Yes ☑ No
   6a. If no, attach in **Tab 6** maps of the entire project (depicting all other relevant school districts) and additional information on the project scope and size. Please note that only the qualified property within the ISD listed in Section 1 is eligible for the limitation from this application. Please verify that all information in **Tabs 7** and **8**, Section 11, 12 and 13, and map project boundaries pertain to only the property within the ISD listed in Section 1.
7. 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
   7a. If yes, attach in **Tab 6** supporting documentation from the Office of the Governor.

SECTION 11: Texas Tax Code 313.021(1) Qualified 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 **comptroller.texas.gov/economy/local/ch313/**.

1. At the time of application, what is the estimated minimum qualified investment required for this school district?. . . . . . $ 10,000,000.00
2. What is the amount of appraised value limitation for which you are applying? . . . . $ 20,000,000.00

   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 within the project boundary 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: Texas Tax Code 313.021(2) Qualified Property

1. Attach a detailed description of the qualified property. [See §313.021(2)] 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**);
   1c. a map or site plan of the proposed qualified property showing the location of the new buildings or new improvements inside the project area boundaries within a vicinity map that includes school district, county and reinvestment zone boundaries (**Tab 11**); and
   1d. Will any of the proposed qualified property be used to renovate, refurbish, upgrade, maintain, modify, improve, or functionally replace existing buildings or existing improvements inside or outside the project area? . . . . ☐ Yes ☑ No

   Note: Property used to renovate, refurbish, upgrade, maintain, modify, improve, or functionally replace existing buildings or existing improvements inside or outside the project area cannot be considered qualified property and will not be eligible for a limitation. See TAC §9.1051(16).

SECTION 12: Texas Tax Code 313.021(2) Qualified Property *(continued)*

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 an 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? December 2021

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 within the project boundary.** 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 within the project boundary 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 (statement 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 within the project boundary in response to statements 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 within the project boundary (that property described in response to statement 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 statement 2): . . . . $ 0.00

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

SECTION 14: Wage and Employment Information

1. What is the number of new qualifying jobs you are committing to create? 1
2. What is the number of new non-qualifying jobs you are estimating you will create? (See TAC 9.1051(14)) 0
3. 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

   3a. If yes, attach evidence of industry standard 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.

4. Attach in **Tab 13** the four most recent quarters of data for each wage calculation below, including documentation from the Texas Workforce Commission 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 available at the time of the application review start date (date of a completed application). See TAC §9.1051(21) and (22). **Note**: If a more recent quarter of information becomes available before the application is deemed complete, updated wage information will be required.

   a. Non-qualified job wages
   - average weekly wage for all jobs (all industries) in the county is .... $ 982.00

   b. Qualifying job wage minimum option §313.021(5)(A)
   -110% of the average weekly wage for manufacturing jobs in the county is .... $ 1,118.98

   c. Qualifying job wage minimum option §313.021(5)(B)
   -110% of the average weekly wage for manufacturing jobs in the region is .... $ 926.98

5. 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)
6. What is the minimum required annual wage for each qualifying job based on the qualified property? .... $ 48,203.10
7. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? .... $ 48,203.10
8. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? .... ☑ Yes ☐ No
9. Do you intend to satisfy the minimum qualifying job requirement through a determination of cumulative economic benefits to the state as provided by §313.021(3)(F)? .... ☐ Yes ☑ No

   9a. If yes, attach in **Tab 13** supporting documentation from the TWC, pursuant to §313.021(3)(F).

10. 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

    10a. 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, and C 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 an entity 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**.

TAB 2

Proof of Payment of Application Fee

Please find on the attached page, copy of the check for the $75,000 application fee to Rogers Independent School District.

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)

TAB 3

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

Five Wells Solar Center LLC is not a combined group as defined by Tax Code Section 171.0001(7). Please see attached Franchise Tax Certificate.

Franchise Tax Account Status

As of : 07/15/2021 06:00:02

This page is valid for most business transactions but is not sufficient for filings with the Secretary of State

FIVE WELLS SOLAR CENTER LLC	
Texas Taxpayer Number	32076926776
Mailing Address	206 E 9TH ST STE 1300 AUSTIN, TX 78701-4411
Right to Transact Business in Texas	ACTIVE
State of Formation	DE
Effective SOS Registration Date	12/07/2020
Texas SOS File Number	0803854633
Registered Agent Name	CAPITOL CORPORATE SERVICES, INC.
Registered Office Street Address	206 E. 9TH ST., STE. 1300 AUSTIN, TX 78701

TAB 4

Detailed Description of the Project

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

Five Wells Solar Center LLC is requesting an Appraised Value Limitation from Rogers Independent School District for the Five Wells Solar Center LLC Project (the "Project"), a proposed solar powered electric generating and battery storage facility in Bell County. The proposed Rogers ISD Project (this Application) would be constructed within a Reinvestment Zone that will be created by Bell County prior to execution of a Value Limitation Agreement. A map showing the location of the project is included in Tab 11. The Project IGNR Number is 23INR0159 and was assigned February of 2021.

The full project would have approximately 902,716 panels and associated inverters located in Bell County with a total capacity of 342 MW (ac) of Solar. Solar equipment selection is ongoing at this time and has not been finalized. The exact number of PV panels and their capacity will depend upon the panels and inverters selected, manufacturers availability and prices, ongoing engineering design optimization and the final megawatt generating capacity of the Project when completed. Current plans are to install approximately 902,716 PV panels and associated inverters within Rogers ISD. The Applicant requests a Value Limitation for all materials and equipment installed for the Project, including

- underground collection systems
- transmission lines
- electrical interconnections,
- roads
- control systems necessary for commercial generation of electricity
- solar modules/panels
- racking and mounting structures
- inverters and skids
- transformers (e.g. medium voltage and auxiliary transformers not inside substation)
- combiner boxes
- battery storage that will only store power generated by the qualified property
- meteorological equipment

- roadways
- maintenance and operations building
- paving
- fencing
- electrical substations
- generation transmission tie line and associated tower
- interconnection facilities
- wiring (generic to include PV and other wiring not included in the underground AC collection)

TAB 5

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

ENGIE North America, a division of ENGIE, manages a range of energy businesses throughout North America, including retail energy sales and energy services to commercial, industrial and residential customers, natural gas and liquefied natural gas (LNG) distribution and sales, and electricity generation and cogeneration. In 2015, ENGIE recorded $77.6 billion in global revenues. More than 3,500 employees work in the region, with Houston serving as ENGIE North America's corporate headquarters.

ENGIE is one of the largest non-residential retail electricity suppliers in the United States and currently serves commercial, industrial, and institutional customers in 14 markets. Supplying energy to nearly 50 percent of Fortune 100 companies, ENGIE serves over 89,000 accounts, with an estimated peak load totaling nearly 13,000 MW.

In the United States and Canada, ENGIE owns and/or operates cogeneration, steam, and chilled water facilities, including more than 1,000 MW in the portfolio produced by combined heat and power (CHP) units located within commercial or industrial facilities and using waste heat from an onsite generation system to provide for heating and chilling needs. The North America renewables portfolio consists of wind, solar and biomass/biogas assets, with a capacity of close to 1,000 MW. In Canada, ENGIE is among the Top 5 wind developers, with assets in Ontario, the Maritimes and British Columbia.

As a developer with international scope and capabilities, the Applicant has the ability to locate projects of this type in other countries as well as in states within the United States and other regions within Texas with favorable wind characteristics. The Applicant is actively assessing and developing opportunities for this project in Oklahoma, Nebraska, Indiana, South Dakota and Colorado. With Texas wholesale electricity prices already below the international average, it is necessary to limit the property tax liabilities for a wind project in order to be able to offer electricity at prices that are marketable to Texas customers at competitive rates. Global markets that have various available subsidies for renewable energy projects, and which have higher average contracted power rates, offer an attractive incentive for developers to build projects in those markets over Texas.

The property tax liability of a project without tax incentives in Texas would reduce the return to investors and financiers to an unacceptable level at todays contracted power rates under a power purchase agreement (PPA). Therefore, the applicant would be unable to finance and build the project in Texas even with a signed PPA because of the low price in the PPA. Without the 313 Value

Limitation, the applicant would be forced to walk away from this project and spend the potential investment in other states where the rate of return is higher.

TAB 6

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

District	Percentage	Tax Rate
1) Bell County	100%	$.3968
2) Clearwater UWCD	100%	$.003272
3) ElmCreek Watershed	100%	$.0327
4) Bell County Road	100%	$.0285
5) Rogers ISD	74%	$1.207
6) Academy ISD	26%	$1.16

TAB 7

Description of Qualified Investment

Five Wells Solar Center LLC proposes to construct a 342 MW (AC) Photovoltaic solar that would be sited on approximately 3,000 acres of land approximately 4 miles West of the city of Rogers in Bell County. This application covers all qualified property in the reinvestment zone and project boundary within Rogers ISD necessary for the commercial operations of the proposed solar project described in Tab 4.

- Qualified Investment and Qualified Property in Rogers ISD would generate 342 MW solar and includes underground collection systems
- transmission lines
- electrical interconnections roads
- control systems necessary for commercial generation of electricity
- approximately 902,716 solar modules/panels and associated inverters
- racking and mounting structures
- inverter boxes
- combiner boxes
- battery storage
- meteorological equipment
- roadways, maintenance, and operations building
- paving
- fencing
- electrical substations
- generation transmission tie line and associated towers
- interconnection facilities
- wiring (generic to include PV and other wiring not included in the underground AC collection)

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

TAB 8

Description of Qualified Property

Five Wells Solar Center LLC proposes to construct a 342 MW (AC) Photovoltaic solar that would be sited on approximately 3,000 acres of land approximately 4 miles West of the city of Rogers in Bell County. This application covers all qualified property in the reinvestment zone and project boundary within Rogers ISD necessary for the commercial operations of the proposed solar project described in Tab 4.

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- meteorological equipment
- roadways, maintenance, and operations building
- paving
- fencing
- electrical substations
- generation transmission tie line and associated towers
- interconnection facilities
- wiring (generic to include PV and other wiring not included in the underground AC collection)

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

TAB 9

Description of Land

Not applicable

TAB 10

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

The existing property consists of houses, barns, buildings, poles, Oil & Gas Wells and associated facilities, meteorological towers, tanks, silos, and mobile homes that are not owned by Five Wells Solar Center LLC and are not part of this project.

TAB 11

Maps that clearly show:

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

Five Wells Solar Project

06/01/2021

Legend

O&M Building

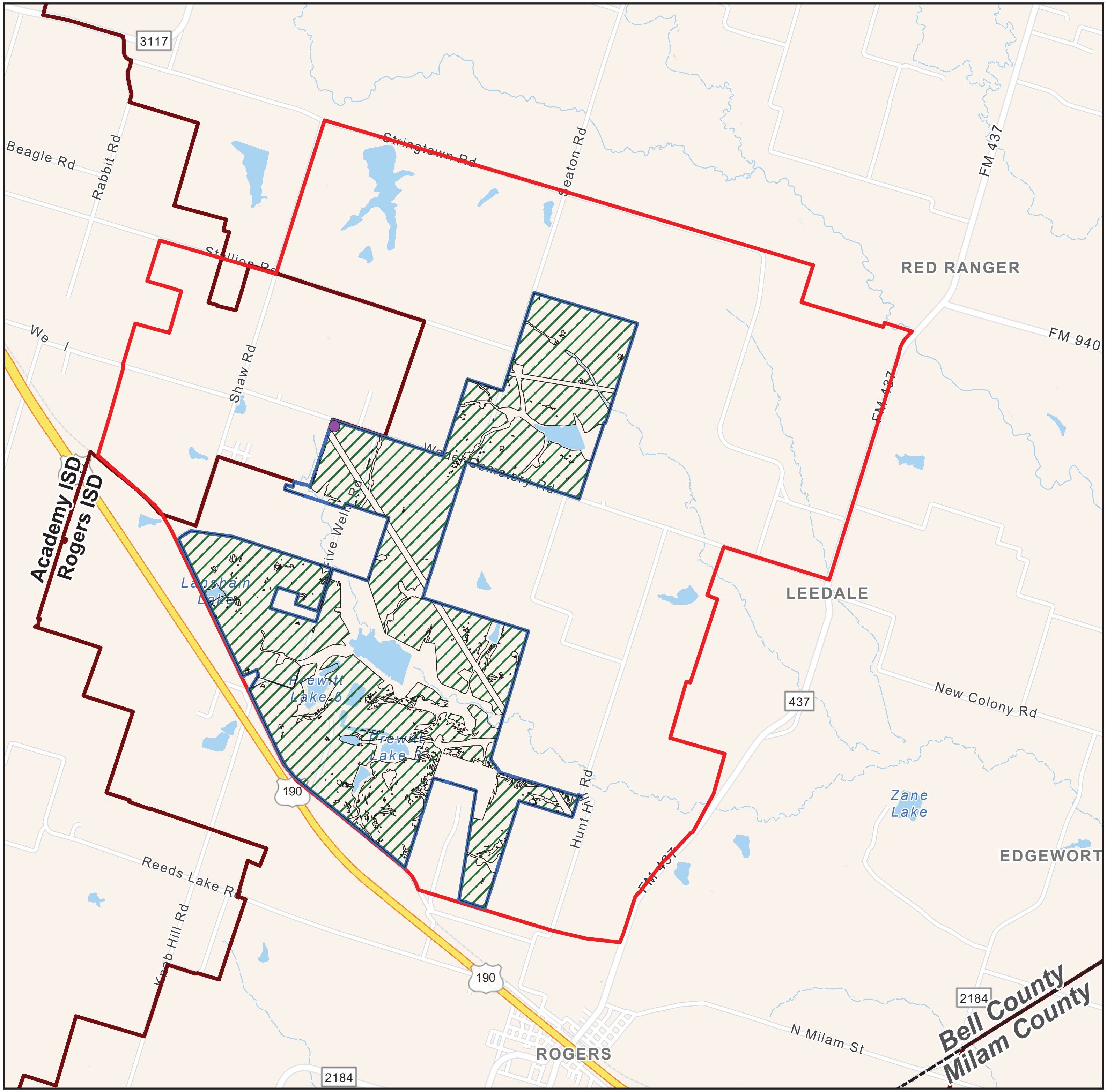
Project Boundary

School District Boundaries

Reinvestment Zone

Proposed Panel Layout

County Boundaries



Project Location

Reference

NAD 1983 State Plane Texas, Central, US

Miles

0 0.5 1

N

Five Wells Solar Project

06/01/2021

Legend

Project Boundary

Rogers ISD Boundary

Reinvestment Zone

County Boundaries

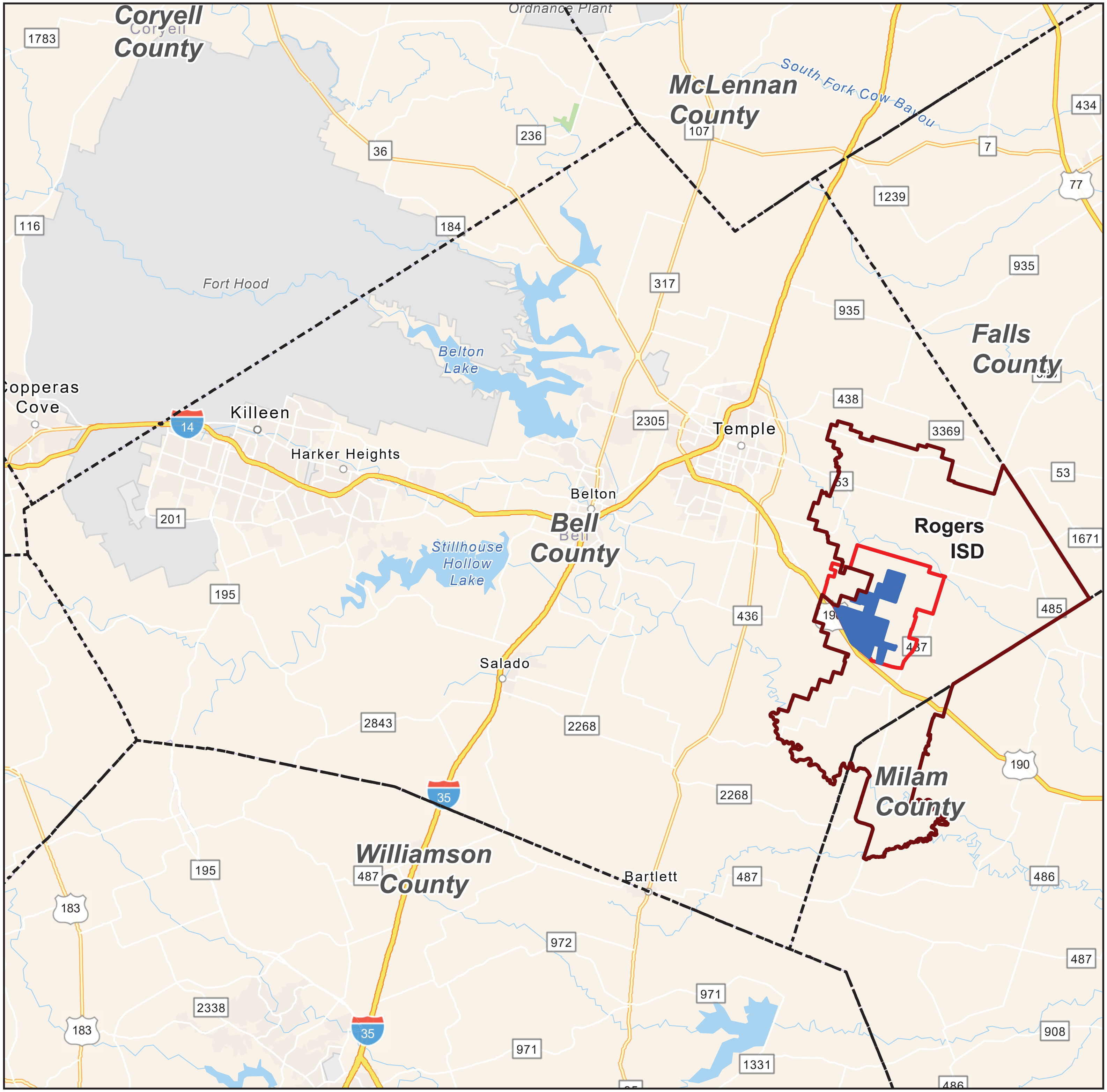
Project Location

Reference

NAD 1983 State Plane Texas, Central, US

0 5 10 Miles

N



TAB 12

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

See Attached

CUMMINGS WESTLAKE
PROPERTY TAX ADVISORS

July 14, 2021

Joe Craig
Rogers Independent School District
1 Eagle Drive
Rogers, TX 76569

Re: Chapter 313 Job Waiver Request

Dear Mr. Craig,

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

Five Wells Solar Center LLC requests that the Rogers Independent School District makes such a finding and waive the job creation requirement for 10 permanent jobs. In line with industry standards for job requirements, Five Wells Solar Center LLC has committed to create 1 total job for the project which will be in Rogers Independent School District.

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

The number of jobs committed to in this application is in line with the industry standard for a project this size, which is one permanent job per 350MW. This is evidenced by previously filed limitation agreement applications by solar developers who also requested a waiver of job requirements. In addition, there are educational materials and other documentation that also suggest that Five Wells Solar Center LLC, LLC has the appropriate number of jobs for this project at one permanent job per 350MW of installed capacity. The permanent employees of a solar project maintain, and service solar panels, underground electrical connections, substations and other infrastructure associated with the safe and reliable operation of the project. In addition to the onsite employees, there may be managers or technicians who support the project from offsite locations.

Sincerely,

Steven Van Dyck
Partner

16410 N. Eldridge Pkwy | Tomball, Texas 77377
P: 713.266.4456 W: cwlp.net

TAB 13

Calculation of three possible wage requirements with TWC documentation

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

FIVE WELLS SOLAR CENTER LLC
TAB 13 TO CHAPTER 313 APPLICATION

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

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
FIRST	2020	$ 924	$ 48,048
SECOND	2020	$ 981	$ 51,012
THIRD	2020	$ 953	$ 49,556
FOURTH	2020	$ 1,070	$ 55,640
	AVERAGE	$ 982.00	$ 51,064.00

BELL COUNTY
CHAPTER 313 WAGE CALCULATION - MANUFACTURING JOBS

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
FIRST	2020	$ 1,034	$ 53,768
SECOND	2020	$ 966	$ 50,232
THIRD	2020	$ 965	$ 50,180
FOURTH	2020	$ 1,104	$ 57,408
	AVERAGE	$ 1,017	$ 52,897
	X	110%	110%
		$ 1,118.98	$ 58,186.70

CHAPTER 313 WAGE CALCULATION - REGIONAL WAGE RATE

	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
CENTRAL TEXAS	2019	$ 842.71	$ 43,821
	X	110%	110%
		$ 926.98	$ 48,203.10

** SEE ATTACHED TWC DOCUMENTATION*

Quarterly Employment and Wages (QCEW)

Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2020	1	Bell	Total All	10	Total, All Industries	924
2020	2	Bell	Total All	10	Total, All Industries	981
2020	3	Bell	Total All	10	Total, All Industries	953
2020	4	Bell	Total All	10	Total, All Industries	1,070

Quarterly Employment and Wages (QCEW)

Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2020	1	Bell	Private	31-33	Manufacturing	1,034
2020	2	Bell	Private	31-33	Manufacturing	966
2020	3	Bell	Private	31-33	Manufacturing	965
2020	4	Bell	Private	31-33	Manufacturing	1,104

2019 Manufacturing Average Wages by Council of Government Region
Wages for All Occupations

COG	COG Number	Wages Hourly	Wages Annual
Panhandle Regional Planning Commission	1	$22.31	$46,399
South Plains Association of Governments	2	$18.97	$39,448
NORTEX Regional Planning Commission	3	$20.38	$42,395
North Central Texas Council of Governments	4	$32.92	$68,476
Ark-Tex Council of Governments	5	$20.09	$41,780
East Texas Council of Governments	6	$28.95	$60,211
West Central Texas Council of Governments	7	$21.83	$45,406
Rio Grande Council of Governments	8	$18.15	$37,749
Permian Basin Regional Planning Commission	9	$21.87	$45,499
Concho Valley Council of Governments	10	$26.74	$55,625
Heart of Texas Council of Governments	11	$22.41	$46,614
Capital Area Council of Governments	12	$29.37	$61,091
Brazos Valley Council of Governments	13	$17.60	$36,613
Deep East Texas Council of Governments	14	$21.06	$43,796
South East Texas Regional Planning Commission	15	$25.52	$53,079
Houston-Galveston Area Council	16	$28.85	$60,015
Golden Crescent Regional Planning Commission	17	$21.43	$44,565
Alamo Area Council of Governments	18	$26.64	$55,401
South Texas Development Council	19	$18.70	$38,889
Coastal Bend Council of Governments	20	$34.94	$72,668
Lower Rio Grande Valley Development Council	21	$20.05	$41,698
Texoma Council of Governments	22	$18.40	$38,280
Central Texas Council of Governments	23	$21.07	$43,821
Middle Rio Grande Development Council	24	$22.74	$47,296
Texas		$27.25	$56,673

Calculated by the Texas Workforce Commission Labor Market and Career Information Department.
Data published: August 2020.
Data published annually, next update will likely be July 31, 2021
Annual Wage Figure assumes a 40-hour work week.

Note: Data is not supported by the Bureau of Labor Statistics (BLS).
Wage data is produced from Texas Occupational Employment Statistics (OES) data, and is not to be compared to BLS estimates.
Data intended only for use implementing Chapter 313, Texas Tax Code.

TAB 14

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

See attached Schedules A1, A2, and C

Schedule A1: Total Investment for Economic Impact (through the Qualifying Time Period)

Date 7/14/2021
Applicant Name Five Wells Solar Center LLC
ISD Name Rogers ISD

Form 50-296A
Revised October 2020

PROPERTY INVESTMENT AMOUNTS								
(Estimated Investment in each year. Do not put cumulative totals.)								
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in **tangible personal property** placed in service during this year that will become Qualified Property	New investment made during this year in **buildings or permanent nonremovable components of buildings** that will become Qualified Property	Other new investment made during this year that will not become Qualified Property [SEE NOTE]	Other new investment made during this year that may become Qualified Property [SEE NOTE]	**Total Investment** (Sum of Columns A+B+C+D)
Investment made before filing complete application with district	--	Year preceding the first complete tax year of the qualifying time period (assuming no deferrals of qualifying time period)		Not eligible to become Qualified Property			[The only other investment made before filing complete application with district that may become Qualified Property is land.]	0
Investment made after filing complete application with district, but before final board approval of application				0	0	0	0	0
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period			2022	0	0	0	0	0
Complete tax years of qualifying time period	QTP1	2023-2024	2023	273,100,000	500,000	0	0	273,600,000
	QTP2	2024-2025	2024	0	0	0	0	0
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				273,100,000	500,000	0	0	273,600,000
				Enter amounts from TOTAL row above in Schedule A2				
Total Qualified Investment (sum of green cells)				273,600,000				

For All Columns: List amount invested each year, not cumulative totals.
Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application.
Only tangible personal property that is specifically described in the application can become qualified property.
Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.
Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property—described in SECTION 13, question #5 of the application.
Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.
Total Investment: Add together each cell in a column and enter the sum in the blue total investment row. Enter the data from this row into the first row in Schedule A2.
Qualified Investment: For the green qualified investment cell, enter the sum of all the green-shaded cells.

Schedule A2: Total Investment for Economic Impact (including Qualified Property and other investments)

Date 7/14/2021
Applicant Name Five Wells Solar Center LLC
ISD Name Rogers ISD

Form 50-296A
Revised October 2020

PROPERTY INVESTMENT AMOUNTS

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

	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	Column A: New investment (original cost) in **tangible personal property** placed in service during this year that will become Qualified Property	Column B: New investment made during this year in **buildings or permanent nonremovable components of buildings** that will become Qualified Property	Column C: Other investment made during this year that will not become Qualified Property [SEE NOTE]	Column D: Other investment made during this year that will become Qualified Property {SEE NOTE]	Column E: **Total Investment** (A+B+C+D)
				Enter amounts from TOTAL row in Schedule A1 in the row below				
Total Investment from Schedule A1*	--	**TOTALS FROM SCHEDULE A1**		273,100,000	500,000	0	0	273,600,000
Each year prior to start of value limitation period** *Insert as many rows as necessary*	0	2022-2023	2022	0	0	0	0	0
	0	2023-2024	2023					
Value limitation period***	1	2024-2025	2024	0	0	0	0	0
	2	2025-2026	2025	0	0	0	0	0
	3	2026-2027	2026	0	0	0	0	0
	4	2027-2028	2027	0	0	0	0	0
	5	2028-2029	2028	0	0	0	0	0
	6	2029-2030	2029	0	0	0	0	0
	7	2030-2031	2030	0	0	0	0	0
	8	2031-2032	2031	0	0	0	0	0
	9	2032-2033	2032	0	0	0	0	0
	10	2033-2034	2033	0	0	0	0	0
Total Investment made through limitation				273,100,000	500,000	0	0	273,600,000
Continue to maintain viable presence	11	2034-2035	2034			0		0
	12	2035-2036	2035			0		0
	13	2036-2037	2036			0		0
	14	2037-2038	2037			0		0
	15	2038-2039	2038			0		0
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2039-2040	2039			0		0
	17	2040-2041	2040			0		0
	18	2041-2042	2041			0		0
	19	2042-2043	2042			0		0
	20	2043-2044	2043			0		0
	21	2044-2045	2044			0		0
	22	2045-2046	2045			0		0
	23	2046-2047	2046			0		0
	24	2047-2048	2047			0		0
	25	2048-2049	2048			0		0

* 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 7/14/2021

Applicant Name Five Wells Solar Center LLC **Form 50-296A**

ISD Name Rogers ISD *Revised October 2020*

				Qualified Property			Estimated Taxable Value		
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	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 *Insert as many rows as necessary*	0	2022-2023	2022	0	0	0	0	0	0
		2023-2024	2023	0		34,200,000	34,200,000	34,200,000	34,200,000
Value Limitation Period	1	2024-2025	2024	0	500,000	178,305,120	178,805,120	178,805,120	20,000,000
	2	2025-2026	2025	0	487,500	164,017,728	164,505,228	164,505,228	20,000,000
	3	2026-2027	2026	0	475,300	148,600,368	149,075,668	149,075,668	20,000,000
	4	2027-2028	2027	0	463,400	131,938,128	132,401,528	132,401,528	20,000,000
	5	2028-2029	2028	0	451,800	113,954,400	114,406,200	114,406,200	20,000,000
	6	2029-2030	2029	0	440,500	94,534,272	94,974,772	94,974,772	20,000,000
	7	2030-2031	2030	0	429,500	73,562,832	73,992,332	73,992,332	20,000,000
	8	2031-2032	2031	0	418,800	50,906,016	51,324,816	51,324,816	20,000,000
	9	2032-2033	2032	0	408,300	38,304,000	38,712,300	38,712,300	20,000,000
	10	2033-2034	2033	0	398,100	38,304,000	38,702,100	38,702,100	20,000,000
Continue to maintain viable presence	11	2034-2035	2034	0	388,100	38,304,000	38,692,100	38,692,100	38,692,100
	12	2035-2036	2035	0	378,400	38,304,000	38,682,400	38,682,400	38,682,400
	13	2036-2037	2036	0	368,900	38,304,000	38,672,900	38,672,900	38,672,900
	14	2037-2038	2037	0	359,700	38,304,000	38,663,700	38,663,700	38,663,700
	15	2038-2039	2038	0	350,700	38,304,000	38,654,700	38,654,700	38,654,700
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2039-2040	2039	0	341,900	38,304,000	38,645,900	38,645,900	38,645,900
	17	2040-2041	2040	0	333,400	38,304,000	38,637,400	38,637,400	38,637,400
	18	2041-2042	2041	0	325,100	38,304,000	38,629,100	38,629,100	38,629,100
	19	2042-2043	2042	0	317,000	38,304,000	38,621,000	38,621,000	38,621,000
	20	2043-2044	2043	0	309,100	38,304,000	38,613,100	38,613,100	38,613,100
	21	2044-2045	2044	0	301,400	38,304,000	38,605,400	38,605,400	38,605,400
	22	2045-2046	2045	0	293,900	38,304,000	38,597,900	38,597,900	38,597,900
	23	2046-2047	2046	0	286,600	38,304,000	38,590,600	38,590,600	38,590,600
	24	2047-2048	2047	0	279,400	38,304,000	38,583,400	38,583,400	38,583,400
	25	2048-2049	2048	0	272,400	38,304,000	38,576,400	38,576,400	38,576,400

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 7/14/2021
Applicant Name Five Wells Solar Center LLC
ISD Name Rogers ISD

Form 50-296A
Revised October 2020

				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 *Insert as many rows as necessary*	0	2022-2023	2022	50 FTE	50,000	0	0	0
Each year prior to start of Value Limitation Period *Insert as many rows as necessary*	0	2023-2024	2023	350 FTE	50,000	0	0	0
Value Limitation Period *The qualifying time period could overlap the value limitation period.*	1	2024-2025	2024	N/A	N/A	0	1	48,203.10
	2	2025-2026	2025	N/A	N/A	0	1	48,203.10
	3	2026-2027	2026	N/A	N/A	0	1	48,203.10
	4	2027-2028	2027	N/A	N/A	0	1	48,203.10
	5	2028-2029	2028	N/A	N/A	0	1	48,203.10
	6	2029-2030	2029	N/A	N/A	0	1	48,203.10
	7	2030-2031	2030	N/A	N/A	0	1	48,203.10
	8	2031-2032	2031	N/A	N/A	0	1	48,203.10
	9	2032-2033	2032	N/A	N/A	0	1	48,203.10
	10	2033-2034	2033	N/A	N/A	0	1	48,203.10
Years Following Value Limitation Period	11 through 25	2034-2048	2034-2047	N/A	N/A	0	1	48,203.10

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) [X] Yes [ ] No
If yes, answer the following two questions:

C1a. Will the applicant request a job waiver, as provided under 313.025(f-1)? [X] Yes [ ] No

C1b. Will the applicant avail itself of the provision in 313.021(3)(F)? [ ] Yes [X] No

TAB 15

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

None

TAB 16

Description of Reinvestment Zone or Enterprise Zone, including:

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

a) Not applicable
b) See Attached
c) Will be provided once Bell County creates the Reinvestment Zone
d) See Attached Bell County Guidelines and Criteria

Tax Abatement
Economic Development
Incentive Policy

Examined and Approved in open Commissioners Court Bell County, Texas

Date: 11/18/2019

Judge David Blackburn

Attested by
Shelley Coston
County Clerk

November 18, 2019
Revision C

Revision History

Version	Date	Author	Description
Rev A	20 Oct 09	P. Goodwill	Added comments from meeting with Municipalities
Rev B	28 Dec 2009	Commissioners Court	Examined and approved
Draft	17 Nov 2014	P. Goodwill	Revision of Dec 2009 Document
Draft	29 Nov 2017	Commissioners Court	Document reviewed – corrections made
Draft	4 Dec 2017	Commissioners Court	Correction review and approval to distribute for comment
Draft	19 Jan 2018	P. Goodwill	City comments/additions
Draft	22 Apr 2019	P. Goodwill	Revisions following City Meetings
Draft	23 Sept 2019	P. Goodwill	Revisions for HB 3143
Draft	4 Oct 2019	P.; Goodwill	Added Commissioners Courts corrections
Rev C	18 Nov 2019	Commissioners Court	Revision of Dec 2009 document – approved by Commissioners Court

Table of Contents

1 Definitions

(a) "**Abatement**" means the full or partial exemption from ad valorem taxes of certain real property (including fixed-in-place machinery and equipment) in a reinvestment zone designated for economic development purposes.

(b) "**Agreement**" means a contractual agreement between a property owner and/or lessee and an eligible jurisdiction for the purposes of tax abatement.

(c) "**Deferred Maintenance**" means improvements necessary for continued operations which do not improve productivity or alter the process technology.

(d) "**Eligible Jurisdiction**" means Bell County and any municipality, or other entity, which is located in Bell County, which levies ad valorem taxes upon and provides services to property located within the proposed or existing reinvestment zone.

(e) "**Economic Life**" means the number of years a property improvement is expected to be in service in a facility.

(f) "**Employee**" means a person whose employment is both permanent and fulltime, who works for and is an employee of the Owner, who works a minimum of 1,750 hours per year exclusively at the site being abated, who receives industry-standard benefits and whose employment is reflected in the Owner's quarterly report filed with the Texas Workforce Commission.

(g) "**Expansion**" means the addition of buildings and structures for the purposes ~~-~~of increasing production capacity.

(h) "**Facility**" means property improvements completed or in the process of construction which together comprise an integral whole.

(i) "**Manufacturing Facility**" means buildings and structures, 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 the replacement and upgrading of existing facilities which increases the productive input or output, updates the technology or substantially lowers the unit cost of the operation, and extends the economic life of the facility. Modernization may result from the construction, alteration or installation of buildings and structures. It shall not be for the purpose of reconditioning, refurbishing, repairing, or completion of deferred maintenance.

(k) "**New Facility**" means a property previously undeveloped which is placed into service by means other than or in conjunction with expansion or modernization.

(l) "**Business Personal Property**" means any tangible personal property other than inventory and supplies that (i) is subject to ad valorem taxation by the taxing entity; (ii) is located on the property subject to Abatement; (iii) is owned or leased by the party to the Tax Abatement Agreement; (iv) was not located in the abatement zone prior to the effective date of the Tax Abatement Agreement and (v) has an economic life of greater than 15 years.

2 General Purpose

Chapter 312 of the Texas Tax Code allows, but does not obligate or require, the County to grant a Tax Abatement on the value added to a particular property on account of a specific development project that meets the eligibility requirements set forth in this Policy. For the County to participate in Tax Abatement, the County is required to establish guidelines and criteria governing Tax Abatement agreements. This Policy is intended to set forth those guidelines and criteria for persons or entities interested in receiving a Tax Abatement from the City. This Policy shall expire on November 17, 2021.

Bell County is committed to the attraction of high-quality development in all parts of the County to expand and diversify the tax base. Success in economic development ensures Bell County's long-term financial ability to provide quality services and infrastructure to provide for ongoing improvement in the quality of life for its residential and corporate citizens. Insofar as these objectives are generally served by the enhancement and expansion of the local economy, the County will, on a case by case basis, consider providing financial incentives as a stimulus for economic development in Bell County. It shall be the policy of the County that said consideration will be provided in accordance with the procedures and criteria outlined in this policy. However, for instances involving strategic investment projects, specific terms and criteria, apart from those contained in the definition for such projects and those that govern the maximum abatement that can be provided for such projects, may be waived with the majority approval of the Bell County Commissioners Court. Nothing herein shall imply or suggest that the County is under any obligation to provide financial incentives to any applicant.

3 General Procedures

Where the property is located within an incorporated City, the applicant should begin the process with the City before the County

Company begins negotiations with City; City makes County aware of request and invites County comments during negotiations. County makes City aware of concerns/changes prior to final action by City.

Company makes application to County for participation in abatement. County may negotiate additional performance criteria with Company required for County participation.

Once an abatement agreement is approved by the City, Commissioners Court action to participate will normally take place within 45 days of the execution date of the municipal abatement agreement.

4 General Eligibility Criteria

A Tax Abatement can only be granted to persons or entities eligible for Tax Abatement pursuant to Section 312.204(a) of the Texas Tax Code, which persons or entities as of the effective date of this Policy are (i) the owner of taxable real property located in a Tax Abatement reinvestment zone; (ii) the owner of taxable business personal property in a Tax Abatement reinvestment zone; or (iii) the owner of a leasehold interest in real property located in a Tax Abatement reinvestment zone. Although the County will consider all applications for Tax Abatement that meet the eligibility requirements set forth in this Policy, it is especially interested in development projects that are expected to produce a meaningful impact on the county and its economy and that:

- retain local jobs and/or increase the number and diversity of high-quality jobs that offer attractive wages and benefits.
- encourage additional unsubsidized private development in Bell County, either directly or indirectly through "spin off" development (without the use of tax abatement).
- facilitate the development process and to achieve development of sites that would not be developed without tax abatement assistance.
- encourage redevelopment of commercial and industrial areas that result in high quality redevelopment, private investment, and an increase in the County tax base.
- offset increased costs of redevelopment (i.e. contaminated site clean-up) over and above the costs normally incurred in development.
- provide infrastructure necessary to accommodate economic development.
- meet public policy goals, as adopted by Bell County from time to time.

Requests for abatements will generally not be considered if, prior to the submission of the application, the project is already substantially underway or completed. A project will be considered to be substantially underway if actions such as, but not limited to the following have occurred:

- Demolition, site preparation, or the installation of infrastructure has begun
- A building permit has been issued
- Construction (including renovation or tenant finish-out) has begun
- Equipment, inventory, or employees have been relocated to the new site

5 Abatement Authorized

5..1 Eligible Facilities

Upon application, the County will consider granting tax abatement on Eligible Facilities as hereinafter provided:

5..2 Authorized Facility

A facility may be eligible for abatement if it is a: Manufacturing facility, Research facility, Distribution center or regional service facility, or other basic industry, or a facility that the Commissioners Court determines would enhance job creation and the economic future of Bell County.

5..3 Creation of New Value

Abatement may only be granted for the additional value of eligible real property (including fixed-in-place machinery and equipment [must be classified as Category F2 under the Texas Property Code]) listed in an agreement between the County and the property owner and lessee (if applicable), subject to such limitations and the Commissioners Court and the Texas Property Tax Code may require.

5..4 New and Existing Facilities

Abatement may be granted for new facilities and for the expansion or modernization of existing facilities.

5..5 Eligible Property

Abatement may be extended to the value of buildings, structures, site improvements plus that office space, business personal property and related fixed improvements necessary to the operation and administration of the facility at the discretion of the Commissioners Court

5..6 Ineligible Property

The following types of property shall be fully taxable and ineligible for tax abatement: land; personal property, tools, furnishings, and other forms of movable personal property; vehicles, watercrafts, aircrafts, housing, convalescent homes, assisted living homes/centers, hotel accommodations, retail facilities, deferred maintenance investments, property to be rented or leased, real property with a productive life of less than 15 years, property owned or used by the State of Texas or its political subdivisions or by any organizations owned operated or directed by a political subdivision of the State of Texas, or any other property for which abatement is not allowed by Texas Tax Code.

5..7 Owned/Leased Facilities

If a leased facility is granted abatement the agreement shall be executed with the lessor and the lessee.

6 Standards for Tax Abatement

6..1 Minimum Standards –

The County will consider a tax abatement only on Eligible Facilities which meet at least two on the following criteria:

(1) The project involves a minimum increase in property value of three hundred percent (300%) for construction of a new facility, or fifty percent (50%) for expansion of an existing facility, with an overall new investment of at least $1 million in taxable assets. For Eligible Facilities in any reinvestment zone within the Strategic Investment Zone Grant Corridors, the project must involve either a minimum increase in property value of one hundred and fifty percent (150%) for construction of a new facility, or twenty-five percent (25%) for expansion of an existing facility, with an overall new investment of at least $50,000 in taxable assets.

(2) The project makes a substantial contribution to redevelopment efforts, special area plans, or strategic economic development programs by enhancing either functional or visual characteristics, e.g., historical structures, traffic circulation, parking, facades, materials, signs.

(3) The project has high visibility, image impact, or is of a significantly higher level of development quality.

(4) The project is in an area which might not otherwise be developed because of constraints of topography, ownership patterns, site configuration, etc.

(5) The project can serve as a prototype and catalyst for other development of a higher standard.

(6) The project stimulates desired concentrations of employment or commercial activity.

(7) The project generates greater employment than would otherwise be achieved, e.g., commercial/industrial versus manufacturing versus warehousing.

(8) For eligible facilities in any reinvestment zone within the Strategic Investment Zone Grant Corridors, the project improves the aesthetic appearance of the neighborhood, brings new jobs to the area, increases the availability of public parking, or increases the amount of green space (landscaping).

6..2 Minimum Required Investment

An applicant requesting a tax abatement shall agree as a condition of any tax abatement agreement ultimately approved by the County to expend a certain minimum amount of funds on real property improvements, or to provide a certain number of jobs, as provided below, the following chart may be used as a general guideline by the Commissioners Court as it relates to minimum capital investment and/or jobs creations:

Percentage of increased value to be abated	Minimum Required Real Property Investment and/or Job Creation	
	Eligible Real Property Improvements	Job Creation
25%	$250,000 - $400,000	25 – 30
30%	$400,001 - $550,000	31 - 35
35%	$550,001 - $700,000	36 – 40
40%	$700,001 - $850,000	41 – 45
45%	$850,001 - $1,00,000	46 – 50
50%	$1,000,001 - $1,300,000	51 – 55
55%	$1,300,001 - $1,600,000	56 – 60
60%	$1,600,001 - $1,900,000	61 – 65
65%	$1,900,001 - $2,200,000	66 – 70
70%	$2,200,001 - $2,500,000	71 – 75
75%	$2,500,000 - $3,500,000	76 – 85
80%	$3,500,001 - $4,500,000	86 – 95
85%	$4,500,001 - $5,500,000	96 – 105
90%	$5,500,001 - $6,500,000	106 – 115
95%	$6,500,001 - $7,500,000	116 – 125
100%	$7,500,001 - $10,000,000	126 - 175

Projects involving an investment in real property in excess of $10,000,000 or the creation of more than 175 new full-time jobs or requests for tax abatement for more than 5 years, will be individually negotiated.

6..3 Job Creation

As used herein, the creation of jobs refers to the creation of a job paying not less than $12 per hour, the approximate median salary for employees in Bell County. To qualify for a level of tax abatement, e.g., 25%, based on the creation of a specific number of jobs, the applicant must commit to hiring the required effective number of employees by the end of year 2 of the agreement. To calculate the effective number of jobs created: (1) calculate the total annual payroll created (based on the number of employees you will hire at various annual salaries); (2) divide this annual payroll by $24,768 (our calculated annual salary for a $12/hr. employee); and (3) round this figure to the nearest whole integer.

6..4 Health Care Benefits

The company must offer a health benefit plan to its full-time employees at a rate that is reasonable to the majority of its employees and which allows access to the plan by the employees' dependents. For additional consideration, the company may provide information on other employee benefits provided, such as retirement/pension programs and subsidies for education, job-training, transportation assistance and child/elderly care.

6..5 Additional or Enhancement Factors

In addition to the minimum investment or job creation criteria listed above, Bell County may also consider the following factors when evaluating tax abatement requests to assist private development projects:

- To support local businesses, extra consideration will be given to existing businesses seeking to expand and grow within Bell County.
- The extent to which the proposed project adds to the net commercial, industrial or general tax base of the County and optimizes the private development of the proposed site.
- Whether or not the proposed project provides services not already provided in the county, or services which are needed.
- Whether or not the proposed business would be in direct competition with existing businesses in Bell County. Abatements should not be given to businesses which would receive a competitive advantage over existing businesses in the same geographic in Bell County.
- The extent to which the project represents "new" dollars into the county.
- The extent to which the project requires improvements in county infrastructure, such as pollution control, road construction, or other traffic problems. Also, to be considered is the impact of the proposal on other county services such as law enforcement, human services, or prosecutions.
- Whether or not the project will significantly impact environmental/natural resources.
- The extent to which other political subdivisions are in support of the project.
- How the proposed project furthers the goals and objectives of the county and/or community.
- The level of private financial investment into the project.

7 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. Planned or potential use of the property would constitute a hazard to public health, safety and/or morals;

4. Initial contact with the County about the project was made after the host city had executed an abatement agreement for the project;
5. Violation of other codes or laws;
6. Any other reason deemed appropriate by the Bell County Commissioners Court.

8 Application for Tax Abatement

The Commissioners Court shall review the application during a regular or closed session(s). Bell County acknowledges the necessity for a level of confidentiality regarding potential business prospects and when appropriate will deliberate matters regarding commercial or financial information in closed meeting. *See 551.087 Open Meeting Act.*

A complete application package for consideration of a tax abatement shall consist of:

- a completed County application form;
- an investment budget detailing components and costs of the real property improvements for which tax abatement is requested, including type, number, and economic life;
- A map and legal description of the property;
- A time schedule for undertaking and completing the proposed improvements;
- The number of jobs to be retained and/or created as a result of the proposed project;
- Financial and other information, as the County deems appropriate, for evaluating the financial capacity and other factors of the applicant;
- For a leased facility, the name and address of the lessor and a copy of the proposed or existing lease, or option contract.

Additional information may be requested as needed.

The County reserves the authority to enter into incentives agreements at differing percentages and/or terms as set forth in the guidelines of this Policy.

Once an abatement agreement is approved by the City, Commissioners Court action to participate will take place in accordance with requirements of HB 3143.

Note: HB 3143, with an effective date of September 1, 2019, requires a 30 notice prior to action on any request presented to the County's Commissioners Court.

9 Tax Abatement Agreement

After Commissioners Court approval of a resolution authorizing a tax abatement application, the owner (and lessee, where applicable) of the Facility and the County shall execute an agreement which shall include, but not be limited to:

- The kind, number, and location of all proposed improvements on the property;
- The amount of investment, increase in appraised value and number of jobs to be added and/or retained;

- A provision authorizing access to and inspection of the property by municipal employees to ensure that the improvements are made according to the specifications and conditions of the agreement;
- Limits for the uses of the property consistent with the general purpose of encouraging development or redevelopment of the zone during the period the property tax abatement is in effect;
- A provision providing for recapture of property tax revenue lost as a result of the agreement if the owner of the property fails to make the improvements as provided by the agreement;
- All other contractual terms agreed to by the owner of the property;
- A requirement that the owner of the property annually certify to the governing body of each taxing unit that the owner is in compliance with each applicable term of the agreement;
- A provision allowing the **Commissioners Court** to cancel or modify the agreement if the owner fails to comply with the agreement;
- The percentage of value to be abated each year; and
- The commencement date and the termination date of abatement.

10 Administration

The Tax Appraisal District shall administer the tax abatement agreements, to include calculation, assessment, collection and distribution of any rebates applicable to an abatement agreement.

Upon completion of construction the municipality creating the reinvestment zone shall annually evaluate each facility receiving abatement to ensure compliance with the agreement and report possible violations to the contract and agreement to the Commissioners Court.

- On or before April 30th of every year during the life of the abatement agreement, the company or individual receiving the abatement shall complete and file a Tax Abatement Evaluation Report with the authorizing jurisdiction detailing and certifying the abatement recipient's compliance with the terms of the abatement agreement.
- A copy of this report shall be sent to the Bell County Judge on or before May 15th. Failure to provide information requested in the compliance evaluation by the prescribed deadline may result in taxes abated in the prior year being due and payable.

The Tax Abatement Evaluation Report shall provide information for the evaluations of the received abatement; this report shall include, but not be limited to, the following:

- The total number of employees of the company, their average salaries, and the number of employees residing in Bell County and their average salaries, reported in job classifications appropriate to the employee;
- The total dollar amount of inventory not subject to the Freeport Exemption;
- The number and dollar amount of all construction contracts and subcontracts awarded on the project (first year report, after project completion, only);

- Evidence of compliance with employee health benefits requirements of the County abatement agreement;
- Statement affirming that all non-abated taxes are currently paid;
- Should the dollars, percentages or actions not meet the original or modified requirements of the abatement agreement, a statement shall be provided explaining the reason for the failure to meet the requirements and a recommended course of rectification.

The County may accept the reporting requirements spelled out in the municipal abatement agreement so long as these requirements are agreed on by the County prior to the execution of the agreement by the municipality.

11 Recapture

Commissioners Court reserves the right to review compliance for full or partial recapture in the event that the applicant fails to perform in "good faith." If a project is not completed as specified in the tax abatement agreement, the County has the right to cancel the abatement agreement and abated taxes shall become due to the County and other affected taxing units as provided by law. If any of the provisions contained in the tax abatement agreement, i.e., employment, amount of investment, etc., are not met, the County shall have the right to reduce or cancel the abatement agreement. If a project granted a tax abatement ceases to operate or is no longer in conformance with the tax abatement agreement, the agreement shall not be in effect for the period of time during which the project is not operating or is not in conformance.

12 Assignment

Tax abatement agreements may be assigned to a new owner or lessee of the facility with the written consent of the Commissioners Court, which consent shall not be unreasonably withheld. Any assignment shall provide that the assignee shall irrevocably and unconditionally assume all the duties and obligations of the assignor upon the same terms and conditions as set out in the agreement. Any assignment of a tax abatement agreement shall be to an entity that contemplates the same improvements or repairs to the property, except to the extent such improvements or repairs have been completed. No assignment shall be approved if the assignor or the assignee are indebted to the County for ad valorem taxes or other obligations.

Appendix A

Application for Tax Abatement

Bell County
Application for Tax Abatement

I. Applicant Information

Applicant / Property Owner: ______________________________

Entity/Project name to appear on Agreement: ______________________________

Mailing Address: ______________________________

Telephone: ______________ Fax: ______________

Applicant's Representative for contact regarding abatement request:

Name and Title: ______________________________

Mailing Address: ______________________________

Telephone: ______________ Fax: ______________ Email: ______________

Name of Municipality tax reinvestment zone located (if applicable): ______________

Municipality's representative for contact regarding Municipality abatement request (if applicable):

Name and Title: ______________________________

Mailing Address:

Telephone: ______________ Fax: ______________ Email: ______________

II. Property and Project Description

Address and legal description of property to be considered for Tax Abatement:

Project Description:

Description of activities, products, or services produced:

Present Appraisal District value of land and any EXISTING improvements owned by the OWNER:
(Answer this question based on Appraisal District records for the specific site you select.)
Real Property: $ ______________

Estimated start date of construction/site improvements: ______________

Project date of occupancy/commencement of operations at project site: ______________

Please indicate dates for phases if applicable: ______________

Location of existing company and/or parent facilities: ______________

Explain why a tax abatement is necessary for the success of this project. Include a feasibility study estimating the economic effect of the proposed tax abatement.

III. Project Value of Improvements

Value of Real Property as of January 1, prior to the abatement: $ ______________________________

Value of Business Personal Property as of January 1, prior to the abatement: $ __________________________

Estimated value of real property improvements: $ ____

Will any infrastructure improvements (roads, drainage, etc.) be required of Bell County for this Project?

Yes ☐ No ☐

If "Yes", describe requested infrastructure improvements in attachment:

Detail any direct benefits to Bell County as a result of this project (i.e. inventory tax, etc.):

Do the proposed improvements compete with existing businesses the local economy: Yes☐ No☐

If yes, describe the competitive nature and the businesses affected:

Variance: Is a variance being sought under and provision of this Abatement Policy. Yes ☐ No ☐ If "Yes", attach any supplementary information required.

IV. Employment Impact at Project Location

A. New Employment

- Projected number of new jobs created as a result of the proposed improvement(s):

  Full-time: ______________ Part-time: ______________

- Provide types of jobs created and average salary levels:
- Start date and annual payroll of new permanent positions (if positions to be phases in provide figures for each year):
- Number of employees transferring from other company locations outside of Bell County: ______________

B. Current Company/Project Location Employment

Current Number of Employees: Full-time: __________ Part-time __________
Average annual payroll: $ ______________

C. Construction Related Employment

- Projected number of construction related jobs: ______________
- Estimated total construction payroll: $ ______________

D. Company Sponsored Health Care Benefits are Available
Full-time Employees ☐ Part-time Employees ☐ Employee Dependents ☐ Not Available ☐
Average monthly employee cost for health care benefits: Individual: $ __________ Family: $ __________
Other employee benefits provided or offered:

V. Environmental Impact of Project

Indicate if development, construction, equipment, distribution methods, and/or operational processes may impact the environment in any of the following areas:

Air Quality ☐ Water Quality ☐ Water Use ☐ Solid Waste Disposal ☐ Storm/Water Runoff ☐

Floodplain ☐ Noise Levels ☐ Others (specify) ☐

Provide detail as necessary to explain.

VI. Additional Information (to be attached)

- ☐ Plat/Map of project location (to include notation of reinvestment zone should the project fall within)
- ☐ Proposed site plan and elevations
- ☐ Description of any proposed changes in zoning
- ☐ Descriptive list and value of real property improvements
- ☐ Project time schedule, detailing start and completion dates and project major milestones.
- ☐ Tax Certificates on all accounts showing property taxes paid for the most recent tax year (as applicable)
- ☐ Copy of applicant's application for abatement with Municipality

VII. Certification

Upon receipt of a completed application, Bell County may require such financial and other information as may be deemed appropriate for evaluating the financial capacity and other factors of the applicant.

Note: Copy of the executed Municipality Abatement Agreement is required before Bell County will act on any abatement request.

Note: HB 3143, with an effective date of September 1, 2019, requires a 30 notice prior to action on any request presented to the County's Commissioners Court.

I certify the information contained in this application (including all attachements) to be true and correct to the best of my knowledge. I further certify that I have read the Bell County Tax Abatement Policy and agree to comply with the guidelines and criteria stated therein.

____________________ Signature	____________________ Title
____________________ Printed Name	____________________ Date

Return completed application and attachments to:

David Blackburn
Bell County Judge
P.O. Box 768
Belton, Texas 76513-0768
Email: david.blackburn@bellcounty.texas.gov
Phone: 254 933-5105

COUNTY USE ONLY
Abatement issues to:
New Development ☐ Expansion ☐ Remodel Existing Facilities ☐
Total real property amount to be abated:
Abatement terms approved:

Examined and Approved in open Commissioners Court Bell County Texas

Date: ______________________

____

David Blackburn
County Judge

____

Attested by
Shelley Coston
County Clerk

TAB 17

Signature and Certification Page; signed and dated by Authorized School District Representative and Authorized Company Representative (applicant)

See Attached

SECTION 16: Authorized Signatures and Applicant Certification

After the application and schedules are complete, an authorized representative from the school district and the business should review the application documents and complete this authorization page. Attach the completed authorization page in **Tab 17.**

NOTE: If you amend your application, you will need to obtain new signatures and resubmit this page, Section 16, with the amendment request.

1. Authorized School District Representative Signature

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

print here Joe Craig
Print Name *(Authorized School District Representative)*

Superintendent
Title

sign here Joe Craig
Signature *(Authorized School District Representative)*

7-26-2021
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 Bill Keeney
Print Name *(Authorized Company Representative (Applicant))*

Vice President
Title

sign here Bill Keeney
Signature *(Authorized Company Representative (Applicant))*

7-21-2021
Date

STEVEN GERARD WHALEN
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
JACKSON COUNTY
MY COMMISSION EXPIRES 2/3/2023
COMMISSION # 19351341
(Notary Seal)

GIVEN under my hand and seal of office this, the

23 day of July, ____

Steven Gerard Whalen
Notary Public in and for the State of ~~Texas~~ Missouri

My Commission expires: 02 03 2023

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.