

SARA LEON
& ASSOCIATES, PLLC

March 22, 2022

Via Electronic Mail: Ch313.apps@cpa.texas.gov
Local Government Assistance &
Economic Analysis Texas Comptroller of Public Accounts
111 E. 17th Street
Austin, Texas 78774

Re: Application for a Chapter 313 Value Limitation Agreement between the Mildred Independent School District and Armadillo Solar Center, LLC

First Year of Qualifying Time Period – 2023
First Year of Limitation – 2025

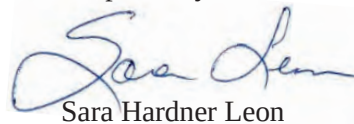
Dear Local Government Assistance and Economic Analysis Division:

The Mildred Independent School District Board of Trustees approved the enclosed Application for Appraised Value Limitation on Qualified Property at a duly called meeting held on February 28, 2022. The Application was determined to be complete by the District on March 21, 2022. The Applicant proposes to construct a 200 MW solar farm to be located in the reinvestment zone and project boundary within Mildred ISD and Navarro County.

A copy is being provided to the Navarro 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

cc: *Via Electronic Mail: bud.black@navarrocad.com*
Bud Black, R.P.A., R.T.A., C.T.A., Chief Appraiser, Navarro County Appraisal District

Via Electronic Mail: bakers@mildredisd.org
Mr. Shannon Baker, Superintendent of Schools, Mildred Independent School District

Via Electronic Mail: jegoo@orsted.com
Jennifer Goodwillie, Vice President-Development, Orsted Onshore North America, LLC

Via Electronic Mail: viale@orsted.com
Victoria Alexander, Project Manager, Development, Orsted Onshore North America, LLC

Via Electronic Mail: wjackson@cwlp.net
Wes Jackson, Partner, Cummings Westlake LLC

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

02/28/22

Date Application Received by District

Shannon

First Name

Baker

Last Name

Superintendent

Title

Mildred Independent School District

School District Name

5475 Highway 287

Street Address

5475 Highway 287

Mailing Address

Corsicana

City

903-872-6505

Phone Number

TX

State

75109

ZIP

903-872-1341

Fax Number

BakerS@mildredisd.org

Email Address

Mobile Number (optional)

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)*

Sara	Leon
First Name	Last Name
Principal	
Title	
Sara Leon & Associates, PLLC	
Firm Name	
512.637.4244	512.637.4245
Phone Number	Fax Number
	SaraLeonGroup@SaraLeonLaw.com
Mobile Number <i>(optional)</i>	Email Address
4. On what date did the district determine this application complete?	03/21/22

SECTION 2: Applicant Information

1. Authorized Company Representative *(Applicant)*

Jennifer	Goodwillie	
First Name	Last Name	
Vice President - Development	Orsted Onshore North America, LLC	
Title	Organization	
812 San Antonio St, Suite 500		
Street Address		
812 San Antonio St, Suite 500		
Mailing Address		
Austin	TX	78701
City	State	ZIP
512-626-3417	312-527-0538	
Phone Number	Fax Number	
	jegoo@orsted.com	
Mobile Number <i>(optional)</i>	Business Email Address	
2. Will a company official other than the authorized company representative be responsible for responding to future information requests? ☒ Yes ☐ No		
2a. If yes, please fill out contact information for that person.		

Victoria	Alexander	
First Name	Last Name	
Project Manager, Development	Orsted Onshore North America, LLC	
Title	Organization	
812 San Antonio St, Suite 500		
Street Address		
812 San Antonio St, Suite 500		
Mailing Address		
Austin	TX	78701
City	State	ZIP
434-529-0374	312-527-0538	
Phone Number	Fax Number	
	viale@orsted.com	
Mobile Number <i>(optional)</i>	Business Email Address	

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

SECTION 2: Applicant Information (*continued*)

4. Authorized Company Consultant (If Applicable)

Wes	Jackson
First Name	Last Name
Partner	
Title	
Cummings Westlake LLC	
Firm Name	
713.266.4456 x2	713.266.2333
Phone Number	Fax Number
wjackson@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	Check
Payment Amount	Transaction Type
Orsted Onshore North America	Mildred ISD
Payor	Payee
03/21/2022	
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? Armadillo Solar Center, LLC
2. Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) 32072529632
3. Parent Company Name Orsted Onshore DevCo, LLC
4. Parent Company Tax ID 845097969
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
N/A

SECTION 5: Applicant Business Structure

1. Business Organization of Applicant (*corporation, limited liability corporation, etc*) Limited Liability Corporation
2. Is applicant a combined group, or comprised of members of a combined group, as defined by Tax Code §171.0001(7)? ☒ Yes ☐ No
- 2a. If yes, attach in **Tab 3** a copy of 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

Osted Holdings N.A. Inc

2c. Reporting Entity Taxpayer Number

825192216

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 <i>(complete Section 13)</i> |
| ☐ Expansion of existing operation on the land <i>(complete Section 13)</i> | ☐ 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 Q3 2022
 2. Estimated commencement of construction Q4 2023
 3. Beginning of qualifying time period (MM/DD/YYYY) 1/1/2023
 4. First year of limitation (YYYY) 1/1/2025
- 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 2024

SECTION 10: The Property

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

M&O (ISD): <u>Mildred ISD, 0.8720, 100%</u> (Name, tax rate and percent of project)	I&S (ISD): <u>Mildred ISD, 0.2394, 100%</u> (Name, tax rate and percent of project)
County: <u>Navarro County, 0.4922, 100%</u> (Name, tax rate and percent of project)	City: <u>n/a</u> (Name, tax rate and percent of project)
Hospital District: <u>n/a</u> (Name, tax rate and percent of project)	Water District: <u>Navarro Flood Control, 0.0085, 100%</u> (Name, tax rate and percent of project)
Other (describe): <u>Navarro College, 0.1164, 100%</u> (Name, tax rate and percent of project)	Other (describe): <u>Road & Bridge, 0.1038, 100%</u> (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: Abatement, 100%, 2025-2034
(Incentive type, percentage, start and end year)City: _____
(Incentive type, percentage, start and end year)Hospital District: _____
(Incentive type, percentage, start and end year)Navarro College: _____
(Incentive type, percentage, start and end year)Water District: _____
(Incentive type, percentage, start and end year)Other (describe): Abatement, 100%, 2025-2034
(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? \$ 60,000,000.00
2. What is the amount of appraised value limitation for which you are applying? \$ 60,000,000.00
- Note:** The property value limitation amount is based on property values available at the time of application and may change prior to the execution of any final agreement.
3. Does the qualified investment meet the requirements of Tax Code §313.021(1)? ☒ Yes ☐ No
4. Attach a description of the qualified investment [See §313.021(1).] The description must include:
- a specific and detailed description of the qualified investment you propose to make within the project boundary for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (**Tab 7**);
 - a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your minimum qualified investment (**Tab 7**); and
 - a detailed map of the qualified investment showing location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period, with vicinity map (**Tab 11**).
5. Do you intend to make at least the minimum qualified investment required by Tax Code §313.023 (or §313.053 for Subchapter C school districts) for the relevant school district category during the qualifying time period? ☒ Yes ☐ No

SECTION 12: 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:
- 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**);
 - 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**);
 - 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
 - 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:
- legal description of the land (**Tab 9**);
 - 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**);
 - owner (**Tab 9**);
 - the current taxable value of the land, attach estimate if land is part of larger parcel (**Tab 9**); and
 - 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:
- evidence that the area qualifies as an enterprise zone as defined by the Governor's Office (**Tab 16**);
 - legal description of reinvestment zone (**Tab 16**);
 - order, resolution or ordinance establishing the reinvestment zone (**Tab 16**);
 - guidelines and criteria for creating the zone (**Tab 16**); and
 - 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? N/A

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**:
- maps and/or detailed site plan;
 - surveys;
 - appraisal district values and parcel numbers;
 - inventory lists;
 - existing and proposed property lists;
 - model and serial numbers of existing property; or
 - 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): \$ 188,500.00
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? 2
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 \$ 832.00
- b. Qualifying job wage minimum option §313.021(5)(A)
-110% of the average weekly wage for manufacturing jobs in the county is \$ 1,064.53
- c. Qualifying job wage minimum option §313.021(5)(B)
-110% of the average weekly wage for manufacturing jobs in the region is \$ 1,422.83
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? \$ 55,355.30
7. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? \$ 55,355.30
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**.

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 Item 3

Documentation of Combined Group Membership under Texas Tax Code 171.0001(7)

Armadillo Solar Center, LLC is a member of Orsted Holdings N.A. Inc. Please find attached the Orsted Holdings N.A. Inc 2021 Texas Franchise Tax Affiliate Schedule Form 05-165.

**Response to Section 5 question 2a.,
documentation of combined group
membership, received by CPA**

Tab Item 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.

Armadillo Solar Center, LLC (aka Armadillo Solar Center) is requesting a Chapter 313 Appraised Value Limitation Agreement from Mildred ISD for a proposed solar powered electric generating facility (the "Project") to be entirely within constructed in Mildred ISD on approximately 2,368 acres of privately owned land in Navarro County, Texas. The installed capacity of the proposed project is expected to be approximately 200 megawatts (MW). Solar panel type and size have yet to be finalized.

Construction of the project will include the following: solar modules/panels, metal mounting system with tracking capabilities, battery or battery system (only stores power generated by qualified property), underground conduit, communication cables, electric collection system wiring, combiner boxes, DC-to-AC inverter stations, a project substation including breakers, a transformer, and meters, overhead transmission lines, inverter boxes on concrete pads, operations and maintenance facility, fencing for safety and security, telephone and internet communication system, access and service roads, and meteorological equipment to measure solar radiation and weather conditions.

Tab Item 5

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

Armadillo Solar Center, LLC is a Delaware limited liability company. Armadillo Solar Center, LLC has one member with 100% ownership, Orsted Onshore North America, LLC (“Orsted”). Orsted has successfully developed projects involving over \$1 billion in capital investments in some of the largest electricity markets in the United States, including California, Nebraska, New Jersey, South Dakota, and Texas.

The Applicant for this Project has entered into several contracts related to the project, including long-term lease option agreements with area landowners and service agreements and scopes with various environmental consultants to assess the suitability of the site, and a request for studies leading to an interconnection agreement with the transmission provider. None of these contracts obligate Applicant to construct the Project, and each of these contracts may be terminated by Applicant without incurring any significant liability.

The Project applied to ERCOT on October 17, 2019, and it has been assigned GINR number 21INR0421.

The applicant is a national solar developer with the ability to locate projects of this type in other states within the United States and other regions within Texas with favorable solar characteristics. The Applicant is actively assessing and developing other projects outside of Texas that are competing for limited investment funds. In addition to its projects in Texas, the developer is assessing or developing projects in California, Nevada, Colorado, Texas, Nebraska, Illinois, Mississippi, Michigan, Missouri, Indiana, Florida, New York, Maryland, and Virginia. The appraised value limitation is critical to the ability of the Project to move forward in Mildred ISD.

Without the available tax incentives, the economics of the Project become far less attractive and the likelihood of selling the electricity at a competitive price will significantly decrease. The Applicant for this project is competing against other developers who have been offered or are in the process of applying for Value Limitation Agreements with other school districts. Obtaining the limitation is critical to the economic and competitive viability of this Project. Without the limitation approval, the Applicant would likely terminate the Project, including the aforementioned contracts, leases, and limited improvements, in order to reallocate resources in areas with more favorable economics.

Armadillo Solar has a project website available to the public. Orsted has websites for several of its development projects, and none are intended to imply that further investment of resources into the projects are a foregone conclusion. Rather, the project websites are intended as resource for the communities to find information about potential developments in their community, communicate with Orsted, and learn more about the respective project technologies.

Tab Item 6

The Armadillo Solar Center will be located entirely in Mildred ISD.

Tab Item 7

Description of Qualified Investment

Armadillo Solar Center, LLC plans to construct a 200 MW solar farm (the “Project”) in Navarro County. This application covers all qualified property in the reinvestment zone and project boundary within Mildred ISD.

The Applicant is requesting an appraised value limitation on all the property constructed or placed upon the real property within Mildred ISD. Solar equipment selection is ongoing at this time and has not been finalized. The exact number of PV panels and their capacity will vary depending upon the panels and the inverters selected, manufacturer’s availability and prices, ongoing engineering design optimization, and the final megawatt generating capacity of the Project when completed.

Construction of the project will include the following: solar modules/panels, metal mounting system with tracking capabilities, battery or battery system (only stores power generated by qualified property), underground conduit, communication cables, electric collection system wiring, combiner boxes, DC-to-AC converter stations, a project substation including breakers, a transformer, and meters, overhead transmission lines, inverter boxes on concrete pads, operations and maintenance facility, fencing for safety and security, telephone and internet communication system, access and service roads, and meteorological equipment to measure solar radiation and weather conditions.

Tab Item 8

Description of Qualified Property

Armadillo Solar Center, LLC plans to construct a 200 MW solar farm (the “Project”) in Navarro County. This application covers all qualified property in the reinvestment zone and project boundary within Mildred ISD.

The Applicant is requesting an appraised value limitation on all the property constructed or placed upon the real property within Mildred ISD. Solar equipment selection is ongoing at this time and has not been finalized. The exact number of PV panels and their capacity will vary depending upon the panels and the inverters selected, manufacturer’s availability and prices, ongoing engineering design optimization, and the final megawatt generating capacity of the Project when completed.

Construction of the project will include the following: solar modules/panels, metal mounting system with tracking capabilities, battery or battery system (only stores power generated by qualified property), underground conduit, communication cables, electric collection system wiring, combiner boxes, DC-to-AC converter stations, a project substation including breakers, a transformer, and meters, overhead transmission lines, inverter boxes on concrete pads, operations and maintenance facility, fencing for safety and security, telephone and internet communication system, access and service roads, and meteorological equipment to measure solar radiation and weather conditions.

Tab Item 9

Description of Land

The land will not be part of the qualified property for the Project.

Tab Item 10

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

1. Property ID 42389: Portable Metal Car Port with a total improvement value of \$1,800
2. Property ID 42388: Main Area, 2 barns, Porch, Main Area Addition, Pier with a total improvement value of \$107,400
3. Property ID 42365: 2 Metal Barns with a total improvement value of \$8,800
4. Property ID 42914: Barn with a total improvement value of \$500

SEE ATTACHED CAD INFORMATION FOR FURTHER DETAIL



Property Details	
Account	
Property ID:	42389

Property Values	
Improvement Homesite Value:	N/A



Property Details	
Account	
Property ID:	42389
Legal Description:	ABS A10194 T CHURCH ABST TRACT 2 559.1 ACRES
Geographic ID:	10194.00.00020.000.00.0
Agent Code:	
Type:	Real
Location	
Address:	6766 SE CR 2100 CORSICANA, TX 75109
Map ID:	N9
Neighborhood CD:	
Owner	
Owner ID:	15926
Name:	HEROD PEGGY HAMILTON
Mailing Address:	1221 LEXINGTON SQ CORSICANA, TX 75110
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values	
Improvement Homesite Value:	N/A
Improvement Non-Homesite Value:	N/A
Land Homesite Value:	N/A
Land Non-Homesite Value:	N/A
Agricultural Market Valuation:	N/A
Market Value:	N/A
Ag Use Value:	N/A
Appraised Value:	N/A
Homestead Cap Loss: ⓘ	N/A
Assessed Value:	N/A



DISCLAIMER Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Improvement - Building						Back to Top
Description: Appr type: RS Type: Misc Imp State Code: D2 Living Area: 0.00sqft Value: \$1,800						
Type	Description	Class CD	Year Built	SQFT	Assessed Value	
ALUM CPT	PORTABLE METAL CARPORT	NS3	1990	1,200.00	\$1,800	

Property Land								Back to Top
Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value	
IP-A	IMPROVED PASTURE-AVERAGE	85	3,702,600.00	0.00	0.00	\$195,500	\$10,630	
NP-A	NATIVE PASTURE-AVERAGE	474.1	20,651,796.00	0.00	0.00	\$1,090,430	\$47,410	

Property Roll Value History							Back to Top
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed	
2022	N/A	N/A	N/A	N/A	N/A	N/A	
2021	\$1,800	\$1,285,930	\$58,040	\$59,840	\$0	\$59,840	
2020	\$1,800	\$1,006,380	\$58,040	\$59,840	\$0	\$59,840	



Property Details

Account

Property ID: 42388

Account

Property ID: 42388

Legal Description: ABS A10194 T CHURCH ABST TRACT 1
121.5 ACRES

Geographic ID: 10194.00.00010.000.00.0

Agent Code:

Type: Real

Location

Address: 6766 SE CR 2100 CORSICANA, TX 75109

Map ID: N9

Neighborhood CD:

Owner

Owner ID: 25041

Name: HEROD PEGGY JEAN

Mailing Address: 1221 LEXINGTON SQ
CORSICANA, TX 75110

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are
shown online.

Property Values

Improvement Homesite Value: N/A

Improvement Homesite Value: N/A

Improvement Non-Homesite Value: N/A

Land Homesite Value: N/A

Land Non-Homesite Value: N/A

Agricultural Market Valuation: N/A

Market Value: N/A

Ag Use Value: N/A

Appraised Value: N/A

Homestead Cap Loss: 0

Assessed Value: N/A

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use only and should be verified prior to using for legal purpose and
or documents. Please contact the Appraisal District to verify all
information for accuracy.



Type	Description	Class CD	Year Built	SQFT	Assessed Value
MA	MAIN AREA	NS5	1989	1,680.00	\$82,200
BRN	BARN	FLT	1989	0.00	\$100
BRN	BARN	FLT	1989	0.00	\$400
PCH	PORCH	NS5	2005	480.00	\$5,870
MAA	MAIN AREA ADDITION	NS5	2005	360.00	\$17,610
PIER	PIER	NS5	2005	0.00	\$1,300

Property Land

[Back to Top](#)

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
NP-A	NATIVE PASTURE-AVERAGE	120.5	5,248,980.00	0.00	0.00	\$277,150	\$12,050
RES LOT	RESIDENTIAL LOT	1	43,560.00	0.00	0.00	\$10,000	\$0

Property Roll Value History

[Back to Top](#)

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$107,480	\$287,150	\$12,050	\$129,530	\$0	\$129,530



Property Details

Account

Property ID:	42365
Legal Description:	ABS A10093 J BARRY ABST TRACT 6 40.45 ACRES
Geographic ID:	10093.00.00060.000.00.0
Agent Code:	
Type:	Real

Location

Address:	
Map ID:	N9
Neighborhood CD:	

Owner

Owner ID:	110433
Name:	CMK LAND INVESTMENTS LLC
Mailing Address:	PO BOX 959 CORSICANA, TX 75151
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	N/A
Improvement Non-Homesite Value:	N/A
Land Homesite Value:	N/A
Land Non-Homesite Value:	N/A
Agricultural Market Valuation:	N/A
Market Value:	N/A
Ag Use Value:	N/A
Appraised Value:	N/A
Homestead Cap Loss: ⓘ	N/A
Assessed Value:	N/A

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Property Improvement - Building

[Back to Top](#)

Description: Appr type: RS Type: Residential State Code: E1 Living Area: 0.00sqft Value: \$8,880

Type	Description	Class CD	Year Built	SQFT	Assessed Value
MBRN	METAL BARN	FLT	1980	1,500.00	\$3,840
MBRN	METAL BARN	OS	2000	1,200.00	\$5,040

Property Land

[Back to Top](#)

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
IP-A	IMPROVED PASTURE-AVERAGE	40.45	1,762,002.00	0.00	0.00	\$97,080	\$5,060

Property Roll Value History

[Back to Top](#)

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$8,880	\$97,080	\$5,060	\$13,940	\$0	\$13,940
2020	\$8,880	\$88,990	\$5,060	\$13,940	\$0	\$13,940

Account

Property ID:

42914

Legal Description:

ABS A10314 E GARLICK ABST TRACT 1
91.609 ACRES

Geographic ID:

10314.00.00010.000.00.0

Agent Code:

Type:

Real

Location

Address:

Map ID:

M9

Neighborhood CD:

Owner

Owner ID:

83614

Name:

MILLER MIKE & VIC MILLER & RHONDA
SHERMAN

Mailing Address:

2801 LA FAYETTE AVE
CORSIKANA, TX 75110

% Ownership:

100.0%

Exemptions:

For privacy reasons not all exemptions are
shown online.

Improvement Homesite Value:

N/A

Improvement Non-Homesite Value:

N/A

Land Homesite Value:

N/A

Land Non-Homesite Value:

N/A

Agricultural Market Valuation:

N/A

Market Value:

N/A

Ag Use Value:

N/A

Appraised Value:

N/A

Homestead Cap Loss: ⓘ

N/A

Assessed Value:

N/A

DISCLAIMER

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Legal descriptions and acreage amounts are for appraisal district
use only and should be verified prior to using for legal purpose and
or documents. Please contact the Appraisal District to verify all
information for accuracy.

Property Improvement - Building							Back to Top
Description: Appr type: RS Type: Misc Imp State Code: D2 Living Area: 0.00sqft Value: \$500							
Type	Description	Class CD	Year Built	SQFT	Assessed Value		
BRN	BARN	FLT		0.00	\$500		

Property Land							Back to Top
Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
NP-A	NATIVE PASTURE-AVERAGE	91.609	3,990,488.04	0.00	0.00	\$219,860	\$9,160

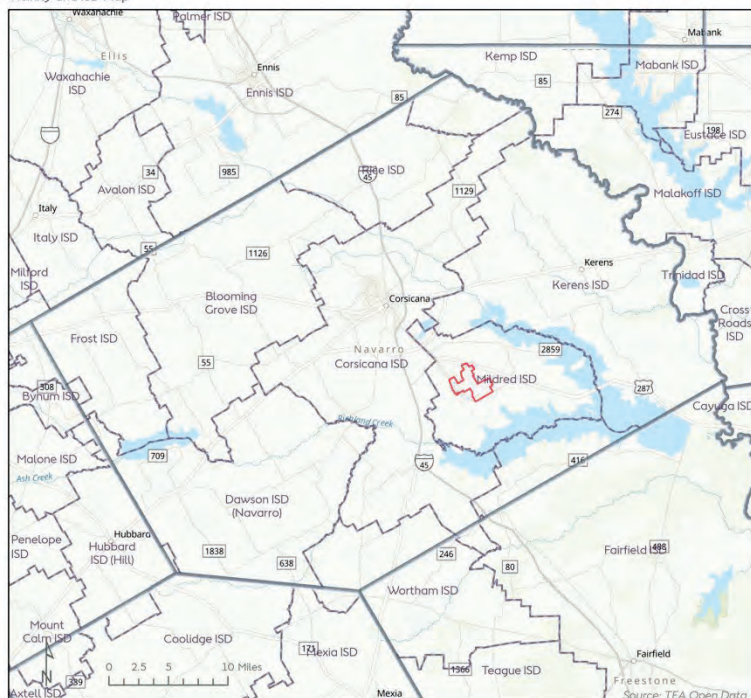
Property Roll Value History							Back to Top
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed	
2022	N/A	N/A	N/A	N/A	N/A	N/A	
2021	\$500	\$219,860	\$9,160	\$9,660	\$0	\$9,660	
2020	\$500	\$201,540	\$9,160	\$9,660	\$0	\$9,660	

Tab Item 11

Maps

Vicinity and ISD Map

Vicinity and ISD Map



Legend

- Proposed Reinvestment Zone
- RZ Excluded Area
- ISD Boundary
- County Boundary

Armadillo Solar Center
Navarro County, TX

Context: Map Extent



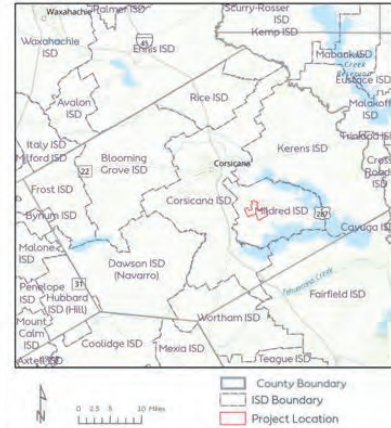
Location of Project, Proposed Reinvestment Zone, Mildred ISD Boundary, County Boundary, Qualified Investment, and Qualified Property:



Legend

- Point of Interconnection
- Project Transmission
- Parcels
- Solar Panel Layout
- RZ Excluded Area
- Proposed Reinvestment Zone

Vicinity Map



Tab Item 13

Calculation of three possible wage requirements with TWC documentation

Quarterly Employment and Wages (QCEW)

Average Weekly Wage for All Jobs (All Industries) in Navarro County

Year	Period	Area	Ownership	Ind-Code	Industry	Avg. Weekly Wages
2020	4 th Qtr	Navarro	Total All	10	Total, All Industries	\$889
2021	1 st Qtr	Navarro	Total All	10	Total, All Industries	\$768
2021	2 nd Qtr	Navarro	Total All	10	Total, All Industries	\$824
2021	3 rd Qtr	Navarro	Total All	10	Total, All Industries	\$847
Average						\$832.00

110% of \$832.00 = \$915.20

Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2020	04	Navarro	Total All	10	Total, All Industries	889
2021	01	Navarro	Total All	10	Total, All Industries	768
2021	02	Navarro	Total All	10	Total, All Industries	824
2021	03	Navarro	Total All	10	Total, All Industries	847

Quarterly Employment and Wages (QCEW)

Average Weekly Wage for Manufacturing Jobs in Navarro County

Year	Period	Area	Ownership	Ind-Code	Industry	Avg. Weekly Wages
2020	4 th Qtr	Navarro	Private	31-33	Manufacturing	\$1056
2021	1 st Qtr	Navarro	Private	31-33	Manufacturing	\$848
2021	2 nd Qtr	Navarro	Private	31-33	Manufacturing	\$992
2021	3 rd Qtr	Navarro	Private	31-33	Manufacturing	\$975
Average						\$967.75

110% of \$967.75= \$1064.53

Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2020	04	Navarro	Private	31-33	Manufacturing	1,056
2021	01	Navarro	Private	31-33	Manufacturing	848
2021	02	Navarro	Private	31-33	Manufacturing	992
2021	03	Navarro	Private	31-33	Manufacturing	975

Quarterly Employment and Wages (QCEW)

Average Weekly Wage for Manufacturing Jobs in Region

Navarro County is included in the North Central Texas Council of Governments. The most recently reported (2020) average wage for the North Central Texas Council of Governments is \$67,261.00.

$$\$67,261.00 / 52 = \$1,293.48$$

$$110\% \text{ of } \$1,293.48 = \$1,422.83$$

**2020 Manufacturing Average Wages by Council of Government Region
Wages for All Occupations**

COG	COG Number	Wages	
		Hourly	Annual
Panhandle Regional Planning Commission	1	\$23.32	\$48,501
South Plains Association of Governments	2	\$20.42	\$42,473
NORTEX Regional Planning Commission	3	\$20.64	\$42,928
North Central Texas Council of Governments	4	\$32.34	\$67,261
Ark-Tex Council of Governments	5	\$21.30	\$44,299
East Texas Council of Governments	6	\$29.28	\$60,904
West Central Texas Council of Governments	7	\$21.54	\$44,797
Rio Grande Council of Governments	8	\$19.02	\$39,552
Permian Basin Regional Planning Commission	9	\$22.57	\$46,945
Concho Valley Council of Governments	10	\$27.28	\$56,739
Heart of Texas Council of Governments	11	\$23.41	\$48,696
Capital Area Council of Governments	12	\$29.96	\$62,326
Brazos Valley Council of Governments	13	\$18.41	\$38,286
Deep East Texas Council of Governments	14	\$21.07	\$43,829
South East Texas Regional Planning Commission	15	\$27.38	\$56,957
Houston-Galveston Area Council	16	\$29.83	\$62,050
Golden Crescent Regional Planning Commission	17	\$22.09	\$45,945
Alamo Area Council of Governments	18	\$27.45	\$57,101
South Texas Development Council	19	\$19.20	\$39,945
Coastal Bend Council of Governments	20	\$35.39	\$73,603
Lower Rio Grande Valley Development Council	21	\$20.70	\$43,056
Texoma Council of Governments	22	\$19.18	\$39,897
Central Texas Council of Governments	23	\$21.34	\$44,390
Middle Rio Grande Development Council	24	\$22.98	\$47,809
Texas		\$28.00	\$58,233

Tab Item 14

Schedules A1, A2, B, and C attached

Tab Item 15

Economic Impact Analysis

Not applicable.

Tab Item 16

Description of Reinvestment Zone

- 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 establishing the reinvestment zone
- d) Guidelines and criteria for creating the zone

- a) Not applicable
- b) See Exhibit B to Resolution establishing the reinvestment zone attached
- c) See attached
- d) See attached

Order No. 2020-11

AN ORDER OF THE COMMISSIONERS OF NAVARRO COUNTY, TO CREATE AND DESIGNATE REINVESTMENT ZONE 20-101 PURSUANT TO CHAPTER 312, TEXAS TAX CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Commissioners of Navarro County, Texas (the "County") desire to promote the development of a certain area within its jurisdiction by designating it a reinvestment zone; and

WHEREAS, the Commissioners desire to create the proper economic and social environment to induce the investment of private resources in productive business enterprises located in areas of the County and to provide employment to residents of the County; and

WHEREAS, the Commissioners desire to promote the development or redevelopment of a certain geographic area within its jurisdiction by the creation of a reinvestment zone for commercial/industrial reinvestment, as authorized by the Property Redevelopment and Tax Abatement Act, Chapter 312, Texas Tax Code (the "Act"); and

WHEREAS, the County held a public hearing on June 8, 2020, after publishing notice of such hearing, and giving written notice to all taxing units overlapping the territory inside the proposed reinvestment zone; and

WHEREAS, the County, at such hearing, invited any interested person, or his attorney, to appear and contend for or against the creation of the reinvestment zone, whether all or part of the territory described in the ordinance calling such hearing should be included in such proposed reinvestment zone, and considered the concept of tax abatement; and

WHEREAS, by the approval of a Resolution on October 22, 2018, the County has approved Tax Abatement Guidelines, Criteria and Policies; and

WHEREAS, it is the belief of the County that the premises do not include any property that is owned or leased by a member of the Commissioners Court or any other board or commission of the County having responsibility for the approval of the agreement. The parties recognize, and understand, that any property so owned is excluded by law from the property tax abatement.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSIONERS COURT OF NAVARRO COUNTY TEXAS, THAT:

SECTION 1.

FINDINGS OF COMMISSIONERS

The County, after conducting such hearings and having heard such evidence and testimony, has made the following finding and determinations based upon the testimony presented to it:

- A. That a public hearing on the adoption of the reinvestment zone has been properly called, held and conducted and that notices of such hearings have been published as required by

law and delivered to all taxing units overlapping the territory inside the proposed reinvestment zone; and

- B. That the boundaries of the reinvestment zone should be described and depicted in the attached Exhibit "A and B"; and
- C. That the creation of the reinvestment zone for commercial/industrial tax abatement with the boundaries as described in Exhibits "A and B" will result in benefits to the County and to the land included in the zone, the improvements sought are feasible and practical, and would be a benefit to the land included in the reinvestment zone after the expiration of an agreement entered into under Section 312.204 of the Act; and
- D. That the reinvestment zone defined in Exhibits "A and B" meets the criteria for the creation of a reinvestment zone as set forth in Section 312.201 of the Act; and
- E. That it would reasonably be likely, as a result of the designation, to contribute to the retention or expansion of primary employment or to attract major investment in the reinvestment zone that would contribute to the economic development of the county.

SECTION 2.

This Resolution shall become effective from and after its passage.

SECTION 3.

The zone shall take effect on the effective date of this Resolution and shall be in effect for five (5) years from that date, unless a longer period is authorized by law.

PASSED and **APPROVED** on this 8 day of JUNE 2020.



ATTEST

Sherry Dowd
Sherry Dowd
County Clerk

H.M. Davenport, Jr.
H.M. Davenport, Jr.
County Judge

EXHIBITS ATTACHED:

- A. Location Map
- B. Description

Exhibit A

Map of the area to be included in the reinvestment zone

Proposed Reinvestment Zone for Armadillo Solar Center LLC

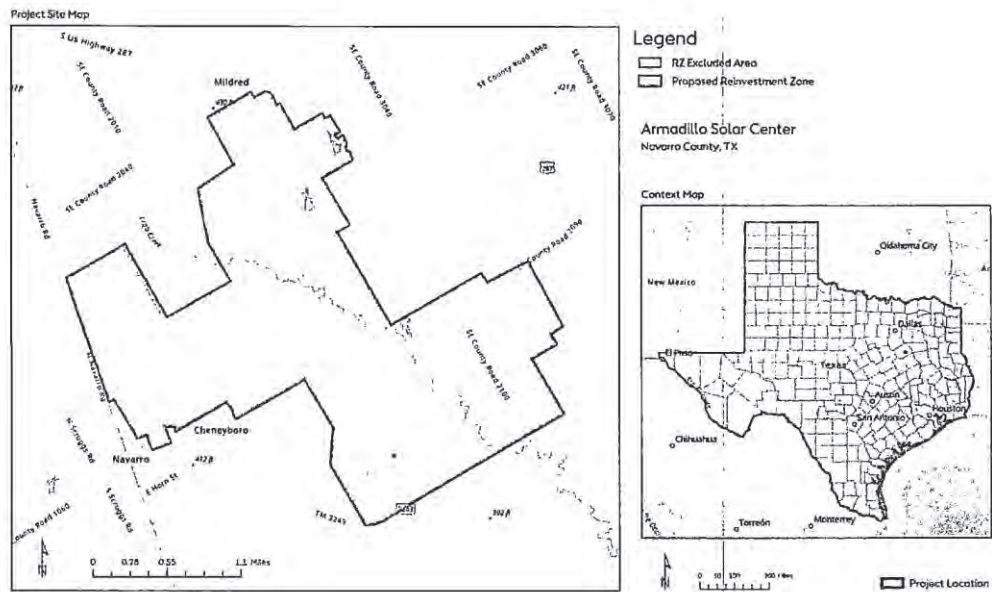


Exhibit B
Legal description of the reinvestment zone

Grantee	SURVEY	ABSTRACT	COUNTY
F SHRIVER	JOHN WHITE	737	NAVARRO
JOHN WERNER	J WERNER	906	NAVARRO
J BARRY	JAMES B BARRY	93	NAVARRO
J HARRIS	JOHN HARRIS	336	NAVARRO
H GARLICK	HENRY GARLICK	315	NAVARRO
E GARLICK	EDWIN GARLICK	314	NAVARRO
J MATTHEWS	JAMES D MATTHEWS	537	NAVARRO
D MCGARY	DH MCGARY	590	NAVARRO
T CHURCH	THOMAS CHURCH	194	NAVARRO
S BRIGHT	SD BIRGHT	134	NAVARRO
S REEVES	SAMUEL P REEVES	688	NAVARRO
J. STRODER	JOHN STRODER	786	NAVARRO

Acres	Parcel ID	Landowner
113.03	43954	Mike Miller, Vic Miller, Rhonda Sherman
50.89	44237	Mike Miller, Vic Miller, Rhonda Sherman
7.6	36382	Mike Miller, Vic Miller, Rhonda Sherman
91.609	42914	Mike Miller, Vic Miller, Rhonda Sherman
3	42476	Mike Miller, Vic Miller, Andra Miller
119.5	43955	Andra Miller
138.638	85945	Scott Miller, Stacy Rogers, Suzanne Keck
14.77	42403	Scott Miller, Stacy Rogers, Suzanne Keck
559.1	42389	Peggy Herod
38.95	43943	Peggy Herod
46	43944	Peggy Herod
85.47	43942	Peggy Herod
121.5	42388	Peggy Herod
10	57426	Peggy Herod
80	57425	Peggy Herod
81.49	43953	W&J Solar Properties, LLC
6	42392	W&J Solar Properties, LLC
150	42402	W&J Solar Properties, LLC
136	42404	W&J Solar Properties, LLC
40.45	42365	Chad Kindle
47	42370	Chad Kindle
52.5	42900	Chad Kindle
166.912	42361	Chad Kindle
100	42363	Chad Kindle
63	42362	Chad Kindle
8.85	42391	Chad Kindle
3.355	50176	Richard & Stephanie Mcvay

RESOLUTION NO. 2020.09

A RESOLUTION OF THE COUNTY OF NAVARRO, TEXAS REESTABLISHING THE CURRENT TAX ABATEMENT POLICY GUIDELINES AND CRITERIA FOR GRANTING TAX ABATEMENT IN REINVESTMENT ZONES CREATED BY THE CITY OF CORSICANA, TEXAS OR OTHER AUTHORIZED TAXING JURISDICTION; ELECTING TO PARTICIPATE IN TAX ABATEMENTS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Chapter 312 of the Texas Tax Code requires that a taxing unit adopt a resolution stating that it elects to become eligible to participate in tax abatement; and

WHEREAS, Chapter 312 of the Texas Tax Code requires cities, which elect to participate in tax abatement programs, to establish guidelines and criteria governing the designation of reinvestment zones and tax abatement programs prior to granting any future tax abatement; and

WHEREAS, to assure a common coordinated effort to promote economic development with the City of Corsicana, the Guidelines and Criteria should be adopted; and

WHEREAS, any tax incentives offered by Navarro County should be limited to those companies that create new wealth within the Navarro County; and

WHEREAS, Navarro County reestablishes the previous Tax Abatement Policy approved and adopted on October 22, 2020.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS COURT OF NAVARRO COUNTY, TEXAS THAT:

SECTION 1.

The Tax Abatement Guidelines, Criteria and Policy for the Navarro County, Texas attached hereto as Exhibit "A" is hereby reestablished as the guidelines and criteria governing tax abatement in Navarro County. The Tax Abatement Guidelines, Criteria and policy shall be effective for two (2) years from the date of this resolution, and may be amended or repealed by a vote of three-fourths (3/4) of the members of the Commissioners Court. The Commissioners Court hereby elects to participate in tax abatements.

SECTION 2.

This resolution shall become effective upon passage.

PASSED and **APPROVED** by majority vote of the Commissioners Court of Navarro County, Texas, this **12th** day of **October, 2020**.



ATTEST:

Sherry Dowd
Sherry Dowd, County Clerk

APPROVED:

H.M. Davenport, Jr.
H.M. Davenport, Jr., County Judge

EXHIBIT A

TAX ABATEMENT GUIDELINES, CRITERIA AND POLICY NAVARRO COUNTY, TEXAS

SECTION 1. AUTHORITY, PURPOSE AND OBJECTIVES

- 1.01 Navarro County is committed to the promotion of high quality development in all parts of the County; and to ongoing improvement in the quality of life for its citizens. Insofar as these objectives are generally served by the enhancement and expansion of the local economy, Navarro County will, on a case-by-case basis, give consideration to providing tax abatement as stimulation for economic development in Navarro County. It is the policy of Navarro County to make available tax abatement for both new facilities and for the expansion or modernization of existing buildings or structures. For the purpose of establishing a policy on economic development incentives, and pursuant to Chapter 312 of the Texas Property Tax Code, Navarro County, Texas (hereinafter referred to as "County") is authorized to designate Reinvestment Zones and to enter into tax abatement agreements in all areas of the County.
- 1.02 Section 312.002 of the Texas Property Tax Code requires that the County establish guidelines and criteria governing tax abatement agreements. These guidelines and criteria are for the purpose of promoting the efficient and reasonably consistent administration of tax abatement incentives. These guidelines are effective for two (2) years from the date adopted by the Commissioners Court for Navarro County (hereinafter referred to as "Commissioners Court").
- 1.03 These guidelines and criteria, and the procedures established herein, do not:
 - a. Limit the discretion of the Commissioners Court to decide whether to enter into a specific tax abatement agreement,
 - b. Limit the discretion of the Commissioners Court to delegate to its employees the authority to determine whether or not the Commissioners Court should consider a particular application or request for tax abatement, and
 - c. Create any property right, contract right or other legal right to any person, or firm, or corporation to have the Commissioners Court consider or grant a specific application for a specific request for tax abatement.
- 1.04 The County is committed to the promotion of quality development in all parts of the County and to an ongoing improvement in the quality of life for its 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, give consideration to providing tax abatement as stimulation for economic development in the County. It is the policy on economic development incentives for the County that said consideration will be provided in accordance with the guidelines, criteria and procedures outlined in this document. Nothing herein shall imply or suggest that the County is under any obligation to provide any incentive to any applicant. All applicants shall be considered on a case-by-case basis.

SECTION 2. DEFINITIONS

- 2.01 **"Abatement"** means the full or partial exemption from ad valorem taxes of certain real property values and/or tangible personal property values in a reinvestment or enterprise zone designated by the County for economic development purposes.
- 2.02 **"Agreement"** means a contractual agreement between a property owner and/or lessee and the County.
- 2.03 **"Base Year"** means the calendar year in which the abatement contract is executed (signed).
- 2.04 **"Base Year Value"** means the assessed value of eligible property January 1 preceding the execution of the agreement plus the value of eligible property improvements and Tangible Personal Property made after January 1, but before the execution of the Agreement, and which property is owned by the owner, co-owner, and/or its parent companies, subsidiaries, partners, co-venturers, or any entity exercising control over the owner or subject to control by the owner.
- 2.05 **"Deferred Maintenance"** means improvements necessary for continued operation which that do not improve productivity, or alter the process technology, reduce pollution or conserve resources.
- 2.06 **"Eligible Facilities" or "Eligible Projects"** means new, expanded or modernized buildings and structures, tangible personal property as defined in the Texas Tax Code, including fixed machinery and equipment, which is reasonably likely as a result of granting abatement to contribute to the retention or expansion of primary employment or to attract major investment in the reinvestment zone that would be a benefit to the property and that would contribute to the economic development within the County, including facilities which are intended primarily to provide goods and/or services to residents or existing businesses located in the County such as, but not limited to, restaurants and retail sales establishments. Eligible facilities may include, but shall not be limited to, industrial buildings and warehouses. Eligible facilities may also include facilities designed to serve a regional population greater than the County for medical, scientific, recreational or other purposes.
- 2.07 **"Expansion"** means the addition of buildings, structures, machinery, tangible personal property, equipment, payroll or other taxable value for purposes of increasing production capacity; and/or, a property previously undeveloped which is placed into service by means other than expansion or modernization.
- 2.08 **"Modernization"** means a complete or partial demolition of facilities and the complete or partial reconstruction or installation of a facility of similar or expanded production capacity. Modernization may result from the construction, alteration, or installation of buildings, structures, machinery, equipment, pollution control devices or resource conservation equipment.
- 2.09 **"New Facility"** means a property previously undeveloped which is placed into service by means other than in conjunction with Expansion or Modernization.
- 2.10 **"Productive Life"** means the number of years a property improvement is expected to be in service in a facility.

- 2.11 **“Tangible Personal Property”** means tangible personal property classified as such under state law, but excluding inventory and/or supplies and tangible personal property that was located in the investment or enterprise zone at any time before the period covered by the agreement with the County.

SECTION 3. REINVESTMENT ZONE DESIGNATION

- 3.01 A Reinvestment Zone may only be designated in accordance with Subchapter B of Chapter 312 of the Texas Property Tax Code, as amended. The procedures set forth in this section apply to County-created reinvestment zones.
- 3.02 A Reinvestment Zone under § 312.201 of the Texas Property Tax Code may by ordinance be designated by the Commissioners Court, in an area of the County, that is found by the County to satisfy the requirements of § 312.202 of the Texas Property Tax Code.
- 3.03 An area may be designated as a Reinvestment Zone if the Commissioners Court, after a public hearing on the proposed designation, finds that the designation would contribute to the retention or expansion of primary employment within the County or would attract major investment in the Reinvestment Zone and would contribute to the economic development of the County.
- 3.04 A public hearing on the proposed Reinvestment Zone designation must be held prior to the findings and action of the Commissioners Court on the proposal. At this hearing, all interested persons are entitled to speak and present evidence for or against the designation. Not later than the seventh (7th) day before the date of the public hearing, notice of the public hearing shall be: (1) published in a notice in a newspaper having general circulation in the County, and (2) delivered in writing to the presiding officer of the governing body of each taxing unit that includes in its boundaries real property that is to be included in the Reinvestment Zone. The public hearing must also be posted as an agenda item on the Commissioners Court agenda to comply with the Tax Code and the Texas Open Meetings Act.
- 3.05 A delivered notice made under subsection 3.04 in the paragraph above is presumed to be delivered when placed in the mail, postage paid and properly addressed to the appropriate presiding officer. A notice properly addressed and sent by registered or certified mail for which a return receipt is received by the sender is considered to have been delivered to the addressee.
- 3.06 If the Commissioners Court finds that designation of the area as a Reinvestment Zone is proper, such proposed designation shall be put to a vote of the Commissioners Court, and will pass if a majority of the members of the Commissioners Court in attendance vote to approve the designation.
- 3.07 The ordinance of the Commissioners Court designating the area as a Reinvestment Zone (Zone) shall contain a description of the boundaries of the Zone and the eligibility of the zone for residential tax abatement, or commercial-industrial tax abatement, or tax increment financing as provided for in Chapter 311 of the Texas Property Tax Code.
- 3.08 The designation of the Reinvestment Zone may be for a period of up to five (5) years. No designation shall exceed five (5) years, and may be for a shorter period at the discretion of

the Commissioners Court. The designation shall automatically expire five (5) years after the date of the designation unless renewed by the Commissioners Court for subsequent periods not to exceed five (5) years each. Pursuant to § 312.203 of the Texas Property Tax Code, the expiration of the designation of a Reinvestment Zone does not affect an existing tax abatement.

- 3.09 Designation of an area as an Enterprise Zone under the Texas Enterprise Zone Act (Chapter 2303, Government Code) constitutes designation of the area as a Reinvestment Zone without further hearing or other procedural requirements other than those set out in the Texas Enterprise Zone Act.
- 3.10 Pursuant to § 312.002 and § 312.204(a) of the Texas Property Tax Code, the County may agree in writing with the owner of taxable real property that is located in a reinvestment zone, but that is not in an improvement project financed by tax increment bonds, to exempt from taxation a portion of the value of the real property or of tangible personal property located on the real property, or both, for a period not to exceed ten (10) years, on the condition that the owner of the property make specific improvements or repairs to the property.
- 3.11 Section 312.204(b) of the Texas Property Tax Code requires that the agreements made with the owners of property in a reinvestment zone contain identical terms for the portion of the value of the property that is to be exempt and the duration of the exemption.

SECTION 4. ABATEMENT AUTHORIZED

- 4.01 Tax Abatement is authorized, subject to the approval of the Commissioners Court and execution of a lawful tax abatement agreement, for properties located within a Reinvestment Zone designated by the Commissioners Court or other authorized taxing jurisdiction.
- 4.02 Authorized Facilities: Tax abatement may be granted for new facilities and for expansion or modernization of existing facilities. The Productive Life of a facility or improvements must exceed the life of the tax abatement agreement.
- 4.03 Eligible Property: Tax abatement may be granted for Eligible Facilities or Projects and increased value to real property or tangible personal property to the extent allowed by state law.
- 4.04 Value of Abatement: Eligible Facilities may be granted abatement on all or a portion of the increased value of eligible property over the Base Year for a period to be determined by the Commissioners Court. Taxes may be abated for real property or improvements, to the extent that the value of the real property exceeds the value for the Base Year. Taxes on eligible Tangible Personal Property may be abated to the extent of additions, but cannot be abated for Tangible Personal Property located on the real property at any time before the period covered by the tax abatement agreement, and cannot be abated for inventory and supplies.
- 4.05 Pursuant to § 312.007 of the Texas Property Tax Code, public notice of a meeting at which the governing body will consider approval of a tax abatement agreement with a property owner must contain:
 - (1) the name of the property owner and the name of the applicant for the tax abatement agreement;
 - (2) the name and location of the reinvestment zone in which the property subject to the agreement is located;

- (3) a general description of the nature of the improvements in which the property subject to the agreement is located;
- (4) the estimated cost of the improvements.

The notice required in this section must be provided at least 30 days prior to the scheduled meeting.

SECTION 5. CRITERIA FOR TAX ABATEMENT

- 5.01 The following threshold criteria shall be used to determine whether any tax abatement incentives shall be considered:
 - a. The project must create an investment of at least five hundred thousand dollars (\$500,000.00) in property improvements or in personal property must be made, not including purchase price of the land.
 - b. At the discretion of the Commissioners Court, a partial (investment pro-rated) tax abatement may be granted in the event the project does not create a capital investment of at least five hundred thousand dollars (\$500,000.00) in property improvements or in personal property, but other threshold requirements must be met.
 - c. The project must create at least fifteen (15) new, full time equivalent jobs (40 hours per week).
 - d. A partial (employment pro-rated) tax abatement may be granted in the event the project does not create at least fifteen (15) new, full time jobs, but other threshold requirements must be met. The partial (employment pro-rated) tax abatement shall be calculated as a ratio of actual new, full time jobs created (numerator) and the threshold employment level (fifteen [15] new jobs) (denominator) multiplied by the percentage tax abatement granted for the capital investment and the creation of fifteen (15) new jobs.
 - e. The project must obtain all required permits and meet all relevant planning and zoning requirements as applicable.
- 5.02 In addition to the minimum requirements stated above, the following subjective criteria shall be considered prior to granting any economic development incentive:
 - a. Is the project consistent with the preferred development or redevelopment of the County?
 - b. What types and cost of public improvements and services (roads, bridges, etc.) will be required of the County? What types and values of public improvements, if any, will be made by the applicant?
 - c. What impact will the project have on the local consumer and business communities?

- d. How many full time jobs directly and indirectly are created by the Company?

SECTION 6. DISCRETION OF THE COUNTY

- 6.01 It is the policy of the County to customize offers of economic development incentives on a case- by-case basis. The individualized design of a total incentive package is intended to allow maximum flexibility in addressing the unique concerns of each applicant while enabling the County to better respond to the changing needs of the community.
- 6.02 The criteria outlined in Section 5 above will be used to determine whether it is in the best interest of the County to provide any economic development incentives to a particular applicant. The degree to which the specified project furthers goals and objectives of the County and the relative impact of the specified project will be used to determine the total value of the incentives provided. As a general rule, no tax abatement will be provided to any applicant in an amount exceeding the value of the following:
- a. No incentive shall be provided which abates taxes on real property or personal property by more than a total of five hundred percent (500%) over ten (10) years of the specific project (i.e., 50% level of abatement for a term of 10 years). For capital investments greater than \$500 million, the Commissioners Court may at their discretion, consider granting abatements up to a total of seven hundred percent (700%) over ten (10) years.
 - b. An Eligible Project located within the boundaries of County that meets all tax abatement criteria stated herein is eligible for, but not entitled to, the maximum tax abatement.

SECTION 7. APPLICATION PROCEDURES

- 7.01 Any developer desiring that the County consider providing economic development incentives to encourage location of an Eligible Project within the County shall be required to comply with the following application procedures and process. However, nothing within these guidelines shall imply or suggest that the County is under any obligation to provide any incentive to any applicant.
- 7.02 Applicant shall file an application for tax abatement (Exhibit 1) with the County which shall include at least the following information to be considered, if applicable, in the determination whether to grant tax abatement.
- a. A cover letter on Company letterhead addressed to the County Judge from the Company signed by a corporate officer requesting tax abatement consideration by the Commissioners Court.
 - b. A survey plat showing the precise location of the property, all roadways proximate to the site, and all existing zoning (as applicable) and land uses proximate to the site.

- c. A metes and bounds legal description of the property considered for designation as a reinvestment zone.
- d. A completed *Application for Tax Abatement* consisting of the following data and information:
 - 1. Date of application;
 - 2. Name of firm, partnership, or corporation and mailing address;
 - (a) Previous tax abatement received from County (Yes/No);
 - (b) If previous abatement has been received, date it was received
 - 3. Number of new full time (40 hour work week) employees to be added;
 - 4. Number of acres of property to be developed
 - (a) Plat of property and development or site plan attachment (Yes/No);
 - 5. Estimated value of existing real property to be developed;
 - 6. Estimated value of real property improvements;
 - 7. Estimated value of existing inventory;
 - 8. Estimated value of inventory to be added;
 - 9. Estimated value of existing personal property;
 - 10. Estimated value of taxable personal property improvements;
 - 11. Total estimated value of taxable investment to be made;
 - 12. Description of public services for project development and new facilities and/or services required;
 - 13. Development schedule for all improvements;
 - 14. Estimate impact on the local school district(s);
 - 15. Expected benefit to the local economy;
 - 16. Estimated annual payroll of new employees;
 - 17. Description or product to manufactured or distributed;
 - 18. Expected Productive Life of all real property improvements;

19. Identification and quantity of all pollutants and emissions;
 20. Certification of no materially adverse environmental impact as a result of the improvements and operations;
 21. Certification that project is compliant with relevant zoning requirements;
 22. Declaration by company official with signature that all information provided is correct.
 23. Reasonable proof of financial ability.
 24. References from past communities, if applicable.
- c. An environmental compliance letter (Exhibit 2) addressed to the County Judge written on company letterhead and signed by a company official confirming that the proposed project will fully comply with all requirements and regulations from the U.S. Environmental Protection Agency, Texas Commission on Environmental Quality, and all local environmental requirements, regulations, and codes.

SECTION 8. ABATEMENT AGREEMENT

- 8.01 Not later than the seventh (7th) day before the date on which the County enters into the tax abatement agreement (Agreement), the County shall deliver to the presiding officer of the governing body of each other taxing unit in which the property is located a written notice that the County intends to enter into the Agreement. The notice shall include a copy of the prepared Agreement.
- 8.02 The County shall formally pass a resolution authorizing the execution of an agreement with the owner (hereinafter referred to as Company). The Agreement shall contain at least:
- a. The Base Year Value;
 - b. The percent of value to be abated each year;
 - c. The commencement date and the termination date of abatement;
 - d. The proposed use of the facility, property survey and property description, and list of property improvements;
 - e. Contractual obligations in the event of default;
 - f. A provision for access to and authorization for inspection of the property by County employees to make certain the improvements or repairs are being made according to the specifications and conditions of the agreement;

- g. A provision for access to and authorization for inspection by appraisal district representatives for ad valorem property tax appraisal for all real property, improvements to real property, tangible personal property, inventory and equipment.
- h. The limitations on the uses of the property consistent with the general purpose of encouraging development and/or redevelopment of the zone during the period that property tax exemptions are in effect;
- i. A provision for recapturing property tax revenue lost as a result of the agreement in accordance with Section 9;
- j. A provision that all permanent jobs be registered with the Texas Workforce Commission and that all contractors be encouraged to seek qualified workers through the Texas Workforce Commission;
- k. Each and every term and condition agreed to by the County and the Company;
- l. A requirement that the Company certify annually to governing body of each taxing unit granting tax abatement is in compliance with applicable terms and conditions of the agreement; and
- m. All terms required by Texas Property Tax Code § 312.205, as amended, and any other terms deemed appropriate by the Commissioners Court.

SECTION 9. RECAPTURE OF TAXES AND TERMINATION OF AGREEMENT

- 9.01 The Commissioners Court shall have the authority to require recapture of all taxes abated in the event the Company violates any term or condition of the Agreement.
- 9.02 In the event that the facility is completed and begins operation as required by the Agreement, but during the term of the Agreement subsequently discontinues such operation, or fails to maintain property values as required by the Agreement, for any reason excepting fire, explosion, or other casualty or accident or natural disaster, then the Agreement may terminate and all taxes previously abated by virtue of the Agreement shall be recaptured and paid to the County within sixty (60) days of the termination.
- 9.03 In the event that the company or individual:
 - a. allows its ad valorem taxes owed the County or other affected jurisdiction to become delinquent and fails to timely and properly follow the legal procedures for their protest and/or contest; or
 - b. fails to make improvements or repairs as provided in the Agreement, the Agreement then shall be terminated and all taxes previously abated by virtue of the Agreement shall be recaptured and paid within sixty (60) days of the termination.
- 9.04 Should the County determine that the Company or individual is in default according to the terms and conditions of the abatement agreement, the County shall notify the company or individual, in

writing, at the address stated in the agreement, and if such non-compliance is not resolved within sixty (60) days from the date of such notice, then the agreement shall be terminated.

SECTION 10. AMENDMENTS TO THESE GUIDELINES AND CRITERIA

The guidelines and criteria adopted herein shall not be amended or repealed except by three-fourths (3/4th) vote of the Commissioners Court.

SECTION 11. EFFECTIVE DATE

These guidelines and criteria adopted herein shall be effective from the date of passage and remain effective for two (2) years from such date of adoption, unless otherwise repealed or amended by a three-fourths (3/4) vote of the Commissioners Court for the Navarro County, Texas.

EXHIBITS:

1. Application for Tax Abatement
2. Sample Environmental Compliance Letter

EXHIBIT 1 – APPLICATION FOR TAX ABATEMENT

2020 APPLICATION FOR TAX ABATEMENT											
Instructions: Please print or type. Submit the completed and signed original copy of the 2020 Application for Tax Abatement with attachments to: The City of Corsicana Economic Development Department, 200 North 12th Street, Corsicana, Texas 75110											
1. Date _____											
2. Name of Firm, Partnership or Corporation and mailing address 	2a. Have you received a previous tax abatement from the City of Corsicana? _____ (YES/NO) 2b. If yes, when? _____										
3. Number of new full time employees to be added _____ <i>(*A minimum of 15 new, full-time [e.g. 40 hours/week] jobs are required.)</i>											
4. Number of acres of property to be developed _____											
4a. Plat of property and Development or Site Plan attached? _____ (YES/NO) <i>(Official Property Survey with metes and bounds required)</i>											
5. Estimated value of existing real property to be developed _____ \$ _____											
6. Estimated value of real property improvements _____ \$ _____ <i>(A minimum \$500,000.00 investment required, unless otherwise approved by City Council)</i>											
7. Estimated value of existing inventory _____ \$ _____											
8. Estimated value of inventory to be added _____ \$ _____											
9. Estimated value of existing personal property _____ \$ _____											
10. Estimated value of taxable personal property improvements _____ \$ _____											
11. Total estimated value of new taxable investment to be made (Total of Items # 6, 8 & 10) _____ \$ _____											
12. Description of real property improvements to be made 											
12. Description of Public Services available for project development and new facilities and / or services required <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr><td style="width: 30%;">Water:</td><td></td></tr> <tr><td>Wastewater:</td><td></td></tr> <tr><td>Railways:</td><td></td></tr> <tr><td>Natural Gas:</td><td></td></tr> <tr><td>Electricity:</td><td></td></tr> </table>		Water:		Wastewater:		Railways:		Natural Gas:		Electricity:	
Water:											
Wastewater:											
Railways:											
Natural Gas:											
Electricity:											
13. One Year Development Schedule for all improvements <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr><td style="width: 30%;">1st Quarter:</td><td></td></tr> <tr><td>2nd Quarter:</td><td></td></tr> <tr><td>3rd Quarter:</td><td></td></tr> <tr><td>4th Quarter:</td><td></td></tr> </table>		1st Quarter:		2nd Quarter:		3rd Quarter:		4th Quarter:			
1st Quarter:											
2nd Quarter:											
3rd Quarter:											
4th Quarter:											
* Qualification for pro-rating new employees is determined on a case-by-case basis. The City of Corsicana Economic Development Department 200 North 12th Street, Corsicana, Texas 75110											

2020 APPLICATION FOR TAX ABATEMENT (Page 2)

14. Expected impact on the Corsicana Independent School District:

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15. Expected benefit to the local economy:

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16. Estimated annual payroll of new employees:

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17. Description of product to be manufactured or distributed:

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18. Expected productive life of all real property improvements:

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19. Identification and quantity of all Pollutants and Emissions:

TYPE	QUANTITY
AIR:	
NOISE:	
SOLID WASTE:	
WASTEWATER:	

20. Certification of no materially adverse environmental impact as a result of the improvements and operations:

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21. Project in compliance with relevant zoning requirements:

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22. Reasonable proof of financial ability:

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23. References from past communities, if applicable:

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I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief.

sign here >	
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Phone:	Date:
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Submitted By (Please Print)	
Name:	
Title:	
Date:	

Received by the City of Corsicana	
Name:	
Title:	
Date:	

For assistance in completing this form call the City of Corsicana, Texas - 903.654.4806 - An Equal Opportunity Employer.
The City of Corsicana Economic Development Department
200 North 12th Street, Corsicana, Texas 75110

EXHIBIT 2 – SAMPLE ENVIRONMENTAL COMPLIANCE LETTER

CORPORATION
LETTERHEAD

DATE

H.M. Davenport, Jr.
County Judge
Navarro County, Texas
300 West 3rd Avenue
Corsicana, TX 75110

Dear Judge Davenport:

The purpose of this correspondence is to provide assurances that the planned (approximate dollar value) expansion of (Company) at its Navarro County, Texas location will have no unacceptable environmental impact according to the Environmental Protection Agency (EPA, Texas Commission on Environmental Quality (TCEQ), and the Navarro County, Texas codes, guidelines and environmental regulations.

Sincerely,

(Signature block)

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

PROPERTY INVESTMENT AMOUNTS								
(Estimated Investment in each year. Do not put cumulative totals.)								
			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 new investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Column D Other new investment made during this year that may become Qualified Property [SEE NOTE]	Column E Total Investment (Sum of Columns A+B+C+D)
Investment made before filing complete application with district				Not eligible to become Qualified Property				
			2022					
		0						
Investment made after filing complete application with district, but before final board approval of application								
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period				0	0	0		\$
				\$0	\$0	\$0		\$
Complete tax years of qualifying time period			2023					
		QTP1	2022-2023					
Complete tax years of qualifying time period			2024	\$204,250,000	\$500,000	\$0		\$
		QTP2	2023-2024					204,750,000.00
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				\$204,250,000	\$500,000	\$0	\$0	\$204,750,000
				\$204,750,000	Enter amounts from TOTAL row above in Schedule A2			
Total Qualified Investment (sum of green cells)								

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.

Column B: Only tangible personal property that is specifically described in the application can become qualified property.

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

Column D: 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.

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)

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)	Column A	Column B	Column C	Column D	Column E			
				New investment (original cost) in personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Other investment made during this year that will become Qualified Property (SEE NOTE)	Total Investment (A+B+C+D)			
Total Investment from Schedule A1*	--	TOTALS FROM SCHEDULE A1		\$	204,250,000.00	\$	500,000.00	\$	-	\$	204,750,000.00
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2022-2023	2022								
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	QTP 1	2023-2024	2023								
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	QTP 2	2024-2025	2024								
Value limitation period***	1	2025-2026	2025	\$	-	\$	-	\$	-	\$	-
	2	2026-2027	2026	\$	-	\$	-	\$	-	\$	-
	3	2027-2028	2027	\$	-	\$	-	\$	-	\$	-
	4	2028-2029	2028	\$	-	\$	-	\$	-	\$	-
	5	2029-2030	2029	\$	-	\$	-	\$	-	\$	-
	6	2030-2031	2030	\$	-	\$	-	\$	-	\$	-
	7	2031-2032	2031	\$	-	\$	-	\$	-	\$	-
	8	2032-2033	2032	\$	-	\$	-	\$	-	\$	-
	9	2033-2034	2033	\$	-	\$	-	\$	-	\$	-
	10	2034-2035	2034	\$	-	\$	-	\$	-	\$	-
Total Investment made through limitation				\$	204,250,000.00	\$	500,000.00	\$	-	\$	204,750,000.00
Continue to maintain viable presence	11										
	12										
	13										
	14										
	15										
Additional years for 25 year economic impact as required by 313.026(c)(1)	16										
	17										
	18										
	19										
	20										
	21										
	22										
	23										
	24										
	25										

* 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.

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 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)

INTERNAL

Date
Applicant Name
ISD Name

2/28/2022
Armadillo Solar Center, LLC
Mildred ISD

Form 50-296A
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 <i>Insert as many rows as necessary</i>	0	2022-2023	2022						
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	QTP 1	2023-2024	2023						
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	QTP 2	2024-2025	2024						
Value Limitation Period	1	2025-2026	2025	\$0	\$460,000	\$178,747,345	\$179,207,345	\$179,207,345	\$60,000,000
	2	2026-2027	2026	\$0	\$423,200	\$153,929,336	\$154,352,536	\$154,352,536	\$60,000,000
	3	2027-2028	2027	\$0	\$389,344	\$129,800,875	\$130,190,219	\$130,190,219	\$60,000,000
	4	2028-2029	2028	\$0	\$358,196	\$106,937,947	\$107,296,143	\$107,296,143	\$60,000,000
	5	2029-2030	2029	\$0	\$329,541	\$85,070,125	\$85,399,666	\$85,399,666	\$60,000,000
	6	2030-2031	2030	\$0	\$303,178	\$70,572,460	\$70,875,638	\$70,875,638	\$60,000,000
	7	2031-2032	2031	\$0	\$278,923	\$54,916,698	\$55,195,621	\$55,195,621	\$55,195,621
	8	2032-2033	2032	\$0	\$256,609	\$40,850,000	\$41,106,609	\$41,106,609	\$41,106,609
	9	2033-2034	2033	\$0	\$236,081	\$40,850,000	\$41,086,081	\$41,086,081	\$41,086,081
	10	2034-2035	2034	\$0	\$217,194	\$40,850,000	\$41,067,194	\$41,067,194	\$41,067,194
Continue to maintain viable presence	11	2035-2036	2035	\$0	\$199,819	\$40,850,000	\$41,049,819	\$41,049,819	\$41,049,819
	12	2036-2037	2036	\$0	\$183,833	\$40,850,000	\$41,033,833	\$41,033,833	\$41,033,833
	13	2037-2038	2037	\$0	\$169,127	\$40,850,000	\$41,019,127	\$41,019,127	\$41,019,127
	14	2038-2039	2038	\$0	\$155,596	\$40,850,000	\$41,005,596	\$41,005,596	\$41,005,596
	15	2039-2040	2039	\$0	\$143,149	\$40,850,000	\$40,993,149	\$40,993,149	\$40,993,149
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2040-2041	2040	\$0	\$131,697	\$40,850,000	\$40,981,697	\$40,981,697	\$40,981,697
	17	2041-2042	2041	\$0	\$121,161	\$40,828,839	\$40,950,000	\$40,950,000	\$40,950,000
	18	2042-2043	2042	\$0	\$111,468	\$40,838,532	\$40,950,000	\$40,950,000	\$40,950,000
	19	2043-2044	2043	\$0	\$102,551	\$40,847,449	\$40,950,000	\$40,950,000	\$40,950,000
	20	2044-2045	2044	\$0	\$94,347	\$40,855,653	\$40,950,000	\$40,950,000	\$40,950,000
	21	2045-2046	2045	\$0	\$86,799	\$40,863,201	\$40,950,000	\$40,950,000	\$40,950,000
	22	2046-2047	2046	\$0	\$79,855	\$40,870,145	\$40,950,000	\$40,950,000	\$40,950,000
	23	2047-2048	2047	\$0	\$73,467	\$40,876,533	\$40,950,000	\$40,950,000	\$40,950,000
	24	2048-2049	2048	\$0	\$67,589	\$40,882,411	\$40,950,000	\$40,950,000	\$40,950,000
	25	2049-2050	2049	\$0	\$62,182	\$40,887,818	\$40,950,000	\$40,950,000	\$40,950,000

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

Schedule C: Employment Information

Date

2/28/2022

Applicant Name

Armadillo Solar Center, LLC

ISD Name

Mildred ISD

Form 50-296A

Revised October 2020

				Construction		Non-Qualifying Jobs		Qualifying Jobs	
				Column A	Column B	Column C	Column D	Column E	
				Number of Construction FTE's	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)	Annual wage of new qualifying jobs	
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary.</i>	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY						
	0	2022-2023	2022	N/A	N/A	N/A	N/A	N/A	
	QTP 1	2023-2024	2023	N/A	N/A	N/A	N/A	N/A	
	QTP 2	2024-2025	2024	150 FTEs	\$45,000	0	0	N/A	
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2025-2026	2025	N/A	N/A	0	2	55,355.30	
	2	2026-2027	2026	N/A	N/A	0	2	55,355.30	
	3	2027-2028	2027	N/A	N/A	0	2	55,355.30	
	4	2028-2029	2028	N/A	N/A	0	2	55,355.30	
	5	2029-2030	2029	N/A	N/A	0	2	55,355.30	
	6	2030-2031	2030	N/A	N/A	0	2	55,355.30	
	7	2031-2032	2031	N/A	N/A	0	2	55,355.30	
	8	2032-2033	2032	N/A	N/A	0	2	55,355.30	
	9	2033-2034	2033	N/A	N/A	0	2	55,355.30	
	10	2034-2035	2034	N/A	N/A	0	2	55,355.30	
Years Following Value Limitation Period	11 through 25	2035-2050	2035-2049	N/A	N/A	0	2	55,355.30	

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

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 ▶

Shanna Beck
Print Name (Authorized School District Representative)

Superintendent
Title

sign
here ▶

[Signature]
Signature (Authorized School District Representative)

2-28-22
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 ▶

JENNIFER GOODWILLIE
Print Name (Authorized Company Representative (Applicant))

VP, DEVELOPMENT
Title

sign
here ▶

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

2/25/2022
Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

25th day of February, 2022

Casie C. Tibbetts

Notary Public in and for the State of Texas

My Commission expires: 3/21/2025

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.