



February 13, 2020

via Hand Delivery via Courier Depot

Local Government Assistance and Economic Analysis Division
Texas Comptroller of Public Accounts
Lyndon B. Johnson State Office Building
111 East 17th Street
Austin, TX 78774

Re: BT Files Solar, LLC's Application for Appraised Value Limitation on Qualified Property to the Itasca Independent School District

Dear Madam or Sir:

This firm, Walsh Gallegos Treviño Russo & Kyle P.C. represents the Itasca Independent School District regarding the above referenced matter. Enclosed please find one hard copy of the Application for Appraised Value Limitation of Qualified Property together with an electronic copy of same.

Itasca ISD received a copy of the enclosed Application and received payment of the Application Fee required by the District from the Applicant on Monday, February 10, 2020. On February 10, 2020, the Itasca ISD Board of Trustees determined that the application was complete and elected to consider the Application.

The Itasca Independent School District respectfully requests that the Comptroller conduct an economic impact evaluation of the investment proposed by the Application. Please confirm with us the date and website link to the Comptroller's publication of the documentation received.

In addition to the paper and electronic copy of the Application submitted to you with this letter, a copy of the Application is being submitted to the Hill County Appraisal District pursuant to 34 TEX. ADMIN CODE §9.1054.

Please let us know if you have any questions or need anything additional. Thank you.

Sincerely,

Oscar G. Treviño

Enclosure

cc: Mr. Mark Parsons, Superintendent
Itasca Independent School District
123 N. College
Itasca, TX 76055
via email: mparsons@itascasisd.net

Mr. Lloyd Pope, Chief Operations Officer
Belltown Power
13612 Midway Rd., Suite 200
Farmers Branch, TX 75244
via email: lpope@belltownpower.com

Mr. Austin Willis, Project Manager
Belltown Power
13612 Midway Rd., Suite 200
Farmers Branch, TX 75244
via email: awillis@belltownpower.com

Mr. Brandon Westlake, Senior Consultant
Cummings Westlake LLC
16410 N. Eldridge Parkway
Tomball, TX 77377
via email: bwestlake@cwlp.net

Mr. Randy McDowell, President
McDowell School Finance Consulting
6 Wolf Trail
Heath, TX 75032
via email: randy@mcdowellsfsc.com

Mr. Mike McKibben, Chief Appraiser
Hill County Appraisal District
P O Box 416
Hillsboro, TX 76645-0416
via CMRRR 9414 7266 9904 2130 8510 14

TAB 1

Pages 1 through 7 of application.



Application for Appraised Value Limitation on Qualified Property (Tax Code, Chapter 313, Subchapter B or C)

Economic Development
and Analysis
Form 50-296-A

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

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

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

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

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

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

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

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

SECTION 1: School District Information

1. Authorized School District Representative

February 10, 2020

Date Application Received by District

Mark

Parsons

First Name

Last Name

Superintendent

Title

Itasca ISD

School District Name

123 N. College

Street Address

123 N. College

Mailing Address

Itasca

TX

76055

City

State

ZIP

(254) 687-2922

(254) 687-2637

Phone Number

Fax Number

mparsons@itascaisd.net

Mobile Number (optional)

Email Address

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

SECTION 1: School District Information (continued)

3. Authorized School District Consultant (If Applicable)

Oscar	Trevino
First Name	Last Name
Attorney	
Title	
Walsh Gallegos Trevino Russo & Kyle, P.C.	
Firm Name	
512-454-6864	512-467-9318
Phone Number	Fax Number
	otrevino@wabsa.com
	Email Address
Mobile Number (optional)	

4. On what date did the district determine this application complete? February 10, 2020
5. Has the district determined that the electronic copy and hard copy are identical? Yes No

SECTION 2: Applicant Information

1. Authorized Company Representative (Applicant)

Lloyd	Pope	
First Name	Last Name	
Chief Operations Officer	Belltown Power	
Title	Organization	
13612 Midway Rd., Suite 200		
Street Address		
13612 Midway Rd., Suite 200		
Mailing Address		
Farmers Branch	TX	75244
City	State	ZIP
214-729-4142		
Phone Number		
	Fax Number	
	lpope@belltownpower.com	
	Business Email Address	
Mobile Number (optional)		

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.

Austin	Willis	
First Name	Last Name	
Project Manager	Belltown Power	
Title	Organization	
13612 Midway Rd., Suite 200		
Street Address		
13612 Midway Rd., Suite 200		
Mailing Address		
Farmers Branch	TX	75244
City	State	ZIP
702-469-6573		
Phone Number		
	Fax Number	
	awillis@belltownpower.com	
	Business Email Address	
Mobile Number (optional)		

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

SECTION 2: Applicant Information (continued)

4. Authorized Company Consultant (If Applicable)

Brandon Westlake
 First Name Last Name
 Senior Consultant
 Title
 Cummings Westlake, LLC
 Firm Name
 (713) 266-4456 (713) 266-2333
 Phone Number Fax Number
 bwestlake@cwlp.net
 Business Email Address

SECTION 3: Fees and Payments

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

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

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

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

2. Will any "payments to the school district" that you may make in order to receive a property tax value limitation agreement result in payments that are not in compliance with Tax Code §313.027(i)? Yes No N/A

3. If "payments to the school district" will only be determined by a formula or methodology without a specific amount being specified, could such method result in "payments to the school district" that are not in compliance with Tax Code §313.027(i)? Yes No N/A

SECTION 4: Business Applicant Information

1. What is the legal name of the applicant under which this application is made? BT Files Solar, LLC

2. List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) 32069901232

3. List the NAICS code 221114

4. Is the applicant a party to any other pending or active Chapter 313 agreements? Yes No

4a. If yes, please list application number, name of school district and year of agreement

SECTION 5: Applicant Business Structure

1. Identify Business Organization of Applicant (corporation, limited liability corporation, etc) Limited Liability Corporation

2. Is applicant a combined group, or comprised of members of a combined group, as defined by Tax Code §171.0001(7)? Yes No

2a. If yes, attach in **Tab 3** a copy of Texas Comptroller Franchise Tax Form No. 05-165, No. 05-166, or any other documentation from the Franchise Tax Division to demonstrate the applicant's combined group membership and contact information.

3. Is the applicant current on all tax payments due to the State of Texas? Yes No

4. Are all applicant members of the combined group current on all tax payments due to the State of Texas? Yes No N/A

5. If the answer to question 3 or 4 is no, please explain and/or disclose any history of default, delinquencies and/or any material litigation, including litigation involving the State of Texas. (If necessary, attach explanation in **Tab 3**)

SECTION 6: Eligibility Under Tax Code Chapter 313.024

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

SECTION 7: Project Description

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

<input checked="" type="checkbox"/> Land has no existing improvements	<input type="checkbox"/> Land has existing improvements (<i>complete Section 13</i>)
<input type="checkbox"/> Expansion of existing operation on the land (<i>complete Section 13</i>)	<input type="checkbox"/> 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
Company has 312 agreement with the County
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
Company has 312 agreement with the County
7. Is the applicant evaluating other locations not in Texas for the proposed project? Yes No
8. Has the applicant provided capital investment or return on investment information for the proposed project in comparison with other alternative investment opportunities? Yes No
9. Has the applicant provided information related to the applicant's inputs, transportation and markets for the proposed project? Yes No
10. Are you submitting information to assist in the determination as to whether the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in Texas? Yes No

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

SECTION 9: Projected Timeline

- 1. Application approval by school board August 2020
 - 2. Commencement of construction Q4 - 2020
 - 3. Beginning of qualifying time period January 1, 2021
 - 4. First year of limitation January 1, 2022
 - 5. Begin hiring new employees December 2021
 - 6. Commencement of commercial operations December 2021
 - 7. Do you propose to construct a new building or to erect or affix a new improvement after your application review start date (date your application is finally determined to be complete)? Yes No
- Note:** Improvements made before that time may not be considered qualified property.
- 8. When do you anticipate the new buildings or improvements will be placed in service? December 2021

SECTION 10: The Property

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

County: <u>Hill County, \$0.539882, 100%</u> <small>(Name, tax rate and percent of project)</small>	City: <u>N/A</u> <small>(Name, tax rate and percent of project)</small>
Hospital District: <u>N/A</u> <small>(Name, tax rate and percent of project)</small>	Water District: <u>N/A</u> <small>(Name, tax rate and percent of project)</small>
Other (describe): <u>Hill County ESD #1, \$0.03, 100%</u> <small>(Name, tax rate and percent of project)</small>	Other (describe): <u>Hill College, %0.091935</u> <small>(Name, tax rate and percent of project)</small>
- 5. Is the project located entirely within the ISD listed in Section 1? Yes No
 - 5a. If no, attach in **Tab 6** additional information on the project scope and size to assist in the economic analysis.
- 6. Did you receive a determination from the Texas Economic Development and Tourism Office that this proposed project and at least one other project seeking a limitation agreement constitute a single unified project (SUP), as allowed in §313.024(d-2)? Yes No
 - 6a. If yes, attach in **Tab 6** supporting documentation from the Office of the Governor.

SECTION 11: Investment

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

- 1. At the time of application, what is the estimated minimum qualified investment required for this school district? 10,000,000.00
 - 2. What is the amount of appraised value limitation for which you are applying? 20,000,000.00
- Note:** The property value limitation amount is based on property values available at the time of application and may change prior to the execution of any final agreement.
- 3. Does the qualified investment meet the requirements of Tax Code §313.021(1)? Yes No
 - 4. Attach a description of the qualified investment [See §313.021(1).] The description must include:
 - a. a specific and detailed description of the qualified investment you propose to make on the property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (**Tab 7**);
 - b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your minimum qualified investment (**Tab 7**); and
 - c. a detailed map of the qualified investment showing location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period, with vicinity map (**Tab 11**).
 - 5. Do you intend to make at least the minimum qualified investment required by Tax Code §313.023 (or §313.053 for Subchapter C school districts) for the relevant school district category during the qualifying time period? Yes No

SECTION 12: Qualified Property

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

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

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

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

SECTION 14: Wage and Employment Information

1. What is the estimated number of permanent jobs (more than 1,600 hours a year), with the applicant or a contractor of the applicant, on the proposed qualified property during the last complete quarter before the application review start date (date your application is finally determined to be complete)? 0

2. What is the last complete calendar quarter before application review start date:
 First Quarter Second Quarter Third Quarter Fourth Quarter of 2019
 (year)

3. What were the number of permanent jobs (more than 1,600 hours a year) this applicant had in Texas during the most recent quarter reported to the Texas Workforce Commission (TWC)? 0

Note: For job definitions see TAC §9.1051 and Tax Code §313.021(3).

4. What is the number of new qualifying jobs you are committing to create? 1

5. What is the number of new non-qualifying jobs you are estimating you will create? 0

6. Do you intend to request that the governing body waive the minimum new qualifying job creation requirement, as provided under Tax Code §313.025(f-1)? Yes No

6a. If yes, attach evidence in **Tab 12** documenting that the new qualifying job creation requirement above exceeds the number of employees necessary for the operation, according to industry standards.

7. Attach in **Tab 13** the four most recent quarters of data for each wage calculation below, including documentation from the TWC website. The final actual statutory minimum annual wage requirement for the applicant for each qualifying job — which may differ slightly from this estimate — will be based on information from the four quarterly periods for which data were available at the time of the application review start date (date of a completed application). See TAC §9.1051(21) and (22).

a. Average weekly wage for all jobs (all industries) in the county is 803.00

b. 110% of the average weekly wage for manufacturing jobs in the county is 1034.28

c. 110% of the average weekly wage for manufacturing jobs in the region is 999.41

8. Which Tax Code section are you using to estimate the qualifying job wage standard required for this project? §313.021(5)(A) or §313.021(5)(B)

9. What is the minimum required annual wage for each qualifying job based on the qualified property? 51,970.00

10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 51,970.00

11. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? Yes No

12. Do you intend to satisfy the minimum qualifying job requirement through a determination of cumulative economic benefits to the state as provided by §313.021(3)(F)? Yes No

12a. If yes, attach in **Tab 12** supporting documentation from the TWC, pursuant to §313.021(3)(F).

13. Do you intend to rely on the project being part of a single unified project, as allowed in §313.024(d-2), in meeting the qualifying job requirements? Yes No

13a. If yes, attach in **Tab 6** supporting documentation including a list of qualifying jobs in the other school district(s).

SECTION 15: Economic Impact

1. Complete and attach Schedules A1, A2, B, C, and D in **Tab 14**. Note: Excel spreadsheet versions of schedules are available for download and printing at URL listed below.

2. Attach an Economic Impact Analysis, if supplied by other than the Comptroller's Office, in **Tab 15**. (not required)

3. If there are any other payments made in the state or economic information that you believe should be included in the economic analysis, attach a separate schedule showing the amount for each year affected, including an explanation, in **Tab 15**.

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

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

TAB 3

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

Not applicable - BT Files Solar, LLC was not a legal entity at the time of the last filing and therefore not part of a combined group.

TAB 4

Detailed Description of the Project

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

BT Files Solar, LLC (BT Files Solar) is requesting an appraised value limitation from Itasca Independent School District (ISD) for the BT Files Solar Project (the “Project”), a proposed solar powered electric generating facility in Hill County. The proposed Itasca ISD Project (this application) will be constructed within the County Reinvestment Zone No. 005 that was established by Hill County on August 20, 2019. A map showing the location of the project is included in TAB 11.

The proposed Project is anticipated to have a capacity of approximately 150 MW located in Itasca ISD. The exact number and location of panels and inverters will vary depending upon ongoing siting analysis, manufacturer’s availability, prices, and the megawatt generating capacity of the Project when completed. Current estimated plans are to install approximately 451,546 PV modules and 64 inverters with all improvements located in Itasca ISD. The Applicant requests a value limitation for all facilities and equipment installed for the Project, including; solar modules/panels, racking and mounting structures, O&M building, substation, inverters boxes, combiner boxes, meteorological equipment, foundations, roadways, paving, fencing, collection system, interconnection facilities and all eligible ancillary and necessary equipment.

Full construction of the Project is anticipated to begin in the Q3 2020 with completion by December 31, 2021.

**NOTE:* The map in TAB 11 shows the potential locations of improvements within Itasca ISD boundaries; however, the final number of panels and inverters and the location of each of these facilities is dependent upon ongoing negotiations with power purchasers and other factors.

TAB 5

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

Belltown Power was founded in the UK in 2013 by Michael Kaplan, Tom Hill-Norton and Andy Black as a fully integrated renewable energy power company. With a small team of dedicated investment and engineering professionals, Belltown delivered over 200MW of onshore wind, solar PV and hydro projects in under 4 years through employing a proven, disciplined process to project delivery.

In early 2017, Belltown entered a new phase of growth as we target the development and operation of large-scale renewable energy projects globally. Belltown now has five offices on two continents and a rapidly growing team targeting opportunities in developed and emerging markets.

Belltown Power is keen to develop and build the proposed BT Files Solar Project as per this application, but since this Project is still in the early stages of development, further investment could be, if necessary, redeployed to other counties and states competing for similar solar projects. Belltown Power is active in in other states and countries and each project individually competes for a finite pool of capital investment. State and local tax incentives contribute to the lowering of the cost of power sold to our customers and making our investment more viable and marketable. Belltown Power has various projects in and continually compare investment opportunities, rate of return, and market viability of each project based upon project financial metrics. For example, Belltown Power currently has ongoing project developments in many states, including but not limited to, Pennsylvania and the U.K..

Due to the extremely competitive power market in Texas all Power Purchase Agreement's (PPA's) economic model assumptions are based on the Project securing this Chapter 313 appraised value limitation and other local tax incentives. The property tax liabilities of a project without tax incentives in Texas lowers the return to investors and financiers to an unacceptable level at today's contracted power rates under a PPA. A signed PPA in the Texas market is at a much lower rate than other states because of competitively low electricity prices. Both parties of the PPA have an escape clause if the terms of the PPA cannot be met. Without the tax incentives in Texas, a project with a PPA becomes non-financeable. Therefore, this appraised value limitation is critical to the ability of the proposed Project to move forward as currently sited.

TAB 6

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

- | | |
|--------------------------------|--------|
| 1) Hill County | - 100% |
| 2) Itasca ISD | - 100% |
| 3) Hill County ESD District #1 | - 100% |
| 4) Hill College | - 100% |

TAB 7

Description of Qualified Investment

BT Files Solar, LLC plans to construct a 150 MW solar farm in Hill County.

This application covers all qualified property in the reinvestment zone and project boundary within Itasca ISD necessary for the commercial operations of the proposed solar farm described in Tab 4. One hundred and fifty megawatts (150 MW) will be located in Itasca ISD. Panel placement is subject to change but for purposes of this application, the Project anticipates using approximately 451,546 PV modules or equivalent and 64 inverters.

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

Qualified Investment and qualified property includes; solar modules/panels, racking and mounting structures, inverters boxes, combiner boxes, meteorological equipment, foundations, roadways, paving, fencing, O&M Building, substation, collection system, interconnection facilities, control systems necessary for commercial generation of electricity and all eligible ancillary and necessary equipment.

**NOTE:* The map in TAB 11 shows the potential locations of improvements within Itasca ISD boundaries; however, the final number of panels and inverters and the location of each of these facilities is dependent upon ongoing negotiations with power purchasers and other factors.

TAB 8

Description of Qualified Property

BT Files Solar, LLC plans to construct a 150 MW solar farm in Hill County.

This application covers all qualified property in the reinvestment zone and project boundary within Itasca ISD necessary for the commercial operations of the proposed solar farm described in Tab 4. One hundred and fifty megawatts (150 MW) will be located in Itasca ISD. Panel placement is subject to change but for purposes of this application, the Project anticipates using approximately 451,546 PV modules or equivalent and 64 inverters.

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

Qualified Investment and qualified property includes; solar modules/panels, racking and mounting structures, inverters boxes, combiner boxes, meteorological equipment, foundations, roadways, paving, fencing, O&M Building, substation, collection system, interconnection facilities, control systems necessary for commercial generation of electricity and all eligible ancillary and necessary equipment.

**NOTE:* The map in TAB 11 shows the potential locations of improvements within Itasca ISD boundaries; however, the final number of panels and inverters and the location of each of these facilities is dependent upon ongoing negotiations with power purchasers and other factors.

TAB 9

Description of Land

Not Applicable

TAB 10

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

Not Applicable

TAB 11

Maps that clearly show:

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

VICINITY MAP



JOHNSON

ELLIS

Itasca ISD




HILL

BOSQUE

McLENNAN

Files Solar Farm

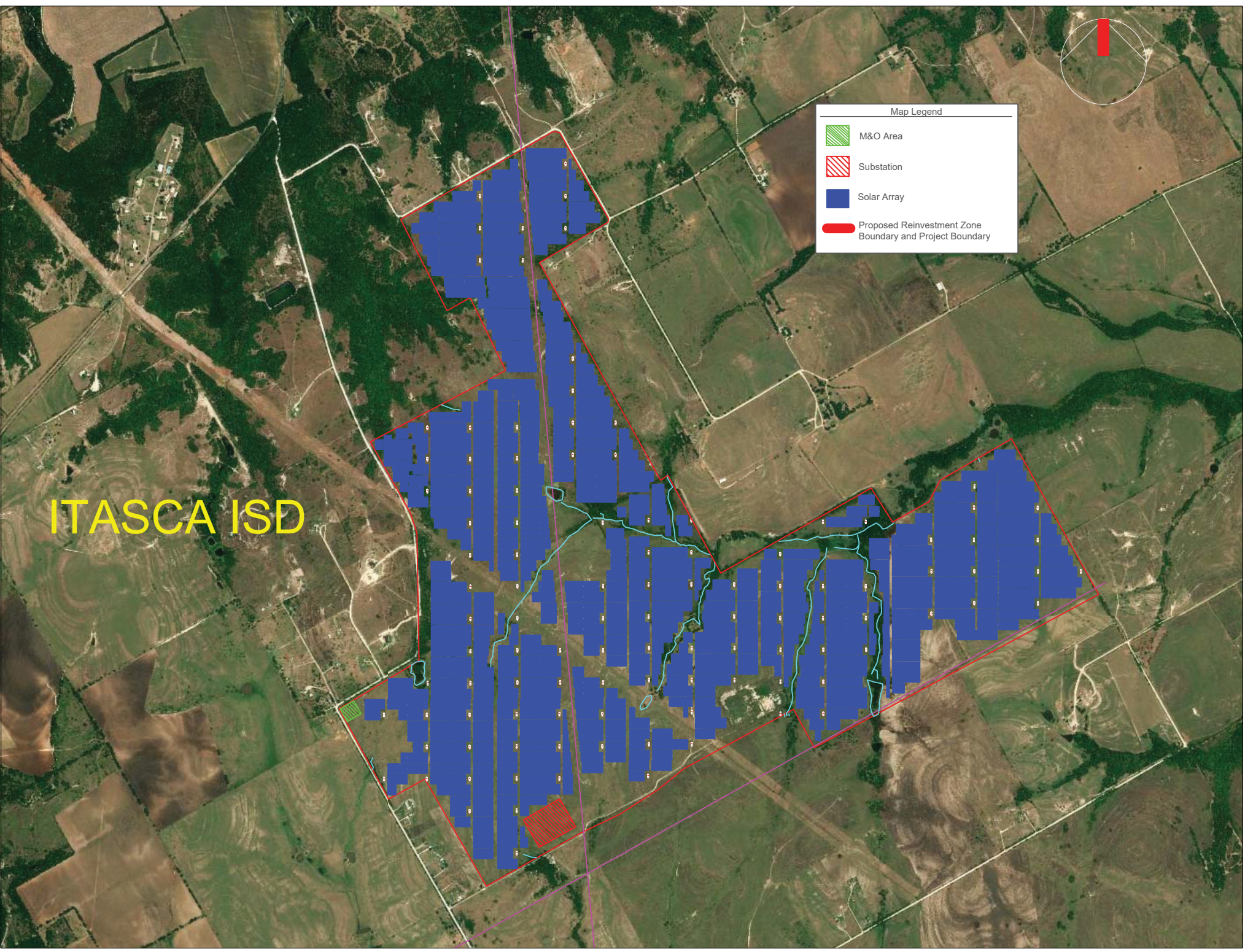
Vicinity Map
Situated in
Itasca Independent School District

-  Proposed Project Boundary/
Proposed Reinvestment Zone
-  School District Line
-  County Line

ITASCA ISD

Map Legend

- M&O Area
- Substation
- Solar Array
- Proposed Reinvestment Zone Boundary and Project Boundary



TAB 12

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

See Attached



CUMMINGS WESTLAKE
PROPERTY TAX ADVISORS

February 10, 2020

Mr. Mark Parsons, Superintendent
Itasca Independent School District
123 N College
Itasca, TX 76055

Re: Chapter 313 Job Waiver Request

Dear Mr. Parsons,

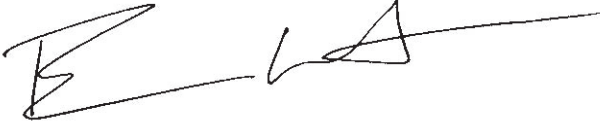
BT Files Solar, LLC requests that the Itasca Independent School District's Board of Trustees waive the job requirement provision as allowed by Section 313.025(f-1) of the tax code. This waiver would be based on the school district's board findings that the jobs creation requirement exceeds the industry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

BT Files Solar, LLC requests that the Itasca ISD makes such a finding and waive the job creation requirement for 10 permanent jobs. In line with industry standards for job requirements, BT Files Solar, LLC has committed to create one qualified job in Itasca ISD.

Solar projects create a large number of full and part-time, but temporary, jobs during the construction phase of the project, but require a relatively small number of highly skilled technicians to operate and maintain the project after commercial operation commences. The number of jobs committed to in this application is in line with the industry standards for a solar project this size. This is evidenced by previously certified limitation agreement applications by solar developers who also requested a waiver of the job requirements. In addition, there are educational materials and other documentation that also suggest that BT Files Solar, LLC has met the industry standard of jobs for this project at one permanent job per 250MW of installed capacity.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'B. Westlake', with a long horizontal line extending to the right.

Brandon Westlake
Senior Tax Consultant

TAB 13

Calculation of three possible wage requirements with TWC documentation

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

BT FILES SOLAR, LLC
TAB 13 TO CHAPTER 313 APPLICATION

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

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
FIRST	2019	\$ 790	\$ 41,080
SECOND	2019	\$ 803	\$ 41,756
THIRD	2018	\$ 781	\$ 40,612
FOURTH	2018	\$ 838	\$ 43,576
AVERAGE		\$ 803.00	\$ 41,756

HILL COUNTY
CHAPTER 313 WAGE CALCULATION - MANUFACTURING JOBS

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
FIRST	2019	\$ 931	\$ 48,412
SECOND	2019	\$ 920	\$ 47,840
THIRD	2018	\$ 937	\$ 48,724
FOURTH	2018	\$ 973	\$ 50,596
AVERAGE		\$ 940	\$ 48,893
X		110%	110%
		\$ 1,034.28	\$ 53,782

CHAPTER 313 WAGE CALCULATION - REGIONAL WAGE RATE

	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
Heart of Texas	2018	\$ 909	\$ 47,245
X		110%	110%
		\$ 999.41	\$ 51,970

* SEE ATTACHED TWC DOCUMENTATION

Drag a column header and drop it here to group by that column

Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2019	01	Hill	Total All	10	Total, All Industries	790
2019	02	Hill	Total All	10	Total, All Industries	803
2018	01	Hill	Total All	10	Total, All Industries	769
2018	02	Hill	Total All	10	Total, All Industries	767
2018	03	Hill	Total All	10	Total, All Industries	781
2018	04	Hill	Total All	10	Total, All Industries	838

Showing 6 items



Follow the Texas Workforce Commission

Enter your email address

Submit

Drag a column header and drop it here to group by that column

Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2019	01	Hill	Private	31-33	Manufacturing	931
2019	02	Hill	Private	31-33	Manufacturing	920
2018	01	Hill	Private	31-33	Manufacturing	810
2018	02	Hill	Private	31-33	Manufacturing	910
2018	03	Hill	Private	31-33	Manufacturing	937
2018	04	Hill	Private	31-33	Manufacturing	973

Showing 6 items



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Submit

**2018 Manufacturing Average Wages by Council of Government Region
Wages for All Occupations**

COG	COG Number	Wages	
		Hourly	Annual
Texas		\$27.04	\$56,240
<u>Alamo Area Council of Governments</u>	18	\$22.80	\$47,428
<u>Ark-Tex Council of Governments</u>	5	\$18.73	\$38,962
<u>Brazos Valley Council of Governments</u>	13	\$18.16	\$37,783
<u>Capital Area Council of Governments</u>	12	\$32.36	\$67,318
<u>Central Texas Council of Governments</u>	23	\$19.60	\$40,771
<u>Coastal Bend Council of Governments</u>	20	\$28.52	\$59,318
<u>Concho Valley Council of Governments</u>	10	\$21.09	\$43,874
<u>Deep East Texas Council of Governments</u>	14	\$18.28	\$38,021
<u>East Texas Council of Governments</u>	6	\$21.45	\$44,616
<u>Golden Crescent Regional Planning Commission</u>	17	\$28.56	\$59,412
<u>Heart of Texas Council of Governments</u>	11	\$22.71	\$47,245
<u>Houston-Galveston Area Council</u>	16	\$29.76	\$61,909
<u>Lower Rio Grande Valley Development Council</u>	21	\$17.21	\$35,804
<u>Middle Rio Grande Development Council</u>	24	\$20.48	\$42,604
<u>NORTEX Regional Planning Commission</u>	3	\$25.14	\$52,284
<u>North Central Texas Council of Governments</u>	4	\$27.93	\$58,094
<u>Panhandle Regional Planning Commission</u>	1	\$24.19	\$50,314
<u>Permian Basin Regional Planning Commission</u>	9	\$25.90	\$53,882
<u>Rio Grande Council of Governments</u>	8	\$18.51	\$38,493
<u>South East Texas Regional Planning Commission</u>	15	\$36.26	\$75,430
<u>South Plains Association of Governments</u>	2	\$20.04	\$41,691
<u>South Texas Development Council</u>	19	\$17.83	\$37,088
<u>Texoma Council of Governments</u>	22	\$21.73	\$45,198
<u>West Central Texas Council of Governments</u>	7	\$21.84	\$45,431

Calculated by the Texas Workforce Commission Labor Market and Career Information Department.

Data published: July 2019

Data published annually, next update will be July 31, 2020

Annual wage figure assumes a 40-hour work week.

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

Wage data is produced from Texas Occupational Employment Statistics (OES) data, and is not to be compared to BLS estimates.

Data intended only for use in implementing Chapter 313, Tax Code.

TAB 14

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

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

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

Date **2/5/2020**
 Applicant Name **BT Files Solar, LLC**
 ISD Name **Itasca ISD**

Form 50-296A
 Revised May 2014

PROPERTY INVESTMENT AMOUNTS								
(Estimated Investment in each year. Do not put cumulative totals.)								
	Year	School Year (YYYY)	Tax Year (Fill in actual tax year below) YYYY	Column A New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	Column B New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Column C Other 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			[The only other investment made before filing complete application with district that may become Qualified Property is land.]	0
Investment made after filing complete application with district, but before final board approval of application	--	Year preceding the first complete tax year of the qualifying time period (assuming no deferrals of qualifying time period)	2020	0	0	0	0	0
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period				40,500,000	0	0	0	40,500,000
Complete tax years of qualifying time period	QTP1	2021-2022	2021	94,100,000	400,000	0	0	94,500,000
	QTP2	2022-2023	2022	0	0	0	0	0
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				134,600,000	400,000	0	0	135,000,000
				Enter amounts from TOTAL row above in Schedule A2				
Total Qualified Investment (sum of green cells)				94,500,000				

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

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

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

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

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

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

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

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

PROPERTY INVESTMENT AMOUNTS								
(Estimated Investment in each year. Do not put cumulative totals.)								
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Other investment made during this year that will become Qualified Property [SEE NOTE]	Total Investment (A+B+C+D)
Total Investment from Schedule A1*	--	TOTALS FROM SCHEDULE A1		134,600,000	400,000	0	0	135,000,000
Enter amounts from TOTAL row in Schedule A1 in the row below								
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2021-2022	2021	0	0	0	0	0
Value limitation period***	1	2022-2023	2022	0	0	0	0	0
	2	2023-2024	2023	0	0	0	0	0
	3	2024-2025	2024	0	0	0	0	0
	4	2025-2026	2025	0	0	0	0	0
	5	2026-2027	2026	0	0	0	0	0
	6	2027-2028	2027	0	0	0	0	0
	7	2028-2029	2028	0	0	0	0	0
	8	2029-2030	2029	0	0	0	0	0
	9	2030-2031	2030	0	0	0	0	0
	10	2031-2032	2031	0	0	0	0	0
Total Investment made through limitation				134,600,000	400,000	0	0	135,000,000
Continue to maintain viable presence	11	2032-2033	2032			0		0
	12	2033-2034	2033			0		0
	13	2034-2035	2034			0		0
	14	2035-2036	2035			0		0
	15	2036-2037	2036			0		0
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2037-2038	2037			0		0
	17	2038-2039	2038			0		0
	18	2039-2040	2039			0		0
	19	2040-2041	2040			0		0
	20	2041-2042	2041			0		0
	21	2042-2043	2042			0		0
	22	2043-2044	2043			0		0
	23	2044-2045	2044			0		0
	24	2045-2046	2045			0		0
	25	2046-2047	2046			0		0

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

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

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

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

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

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

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

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

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

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

Date

2/5/2020

Applicant Name

BT Files Solar, LLC

Form 50-296A

ISD Name

Itasca ISD

Revised May 2014

	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Qualified Property			Estimated Taxable Value		
				Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2021-2022	2021	0	0	3,645,000	3,645,000	3,645,000	3,645,000
Value Limitation Period	1	2022-2023	2022	0	388,000	86,682,400	87,070,400	87,070,400	20,000,000
	2	2023-2024	2023	0	378,300	79,144,800	79,523,100	79,523,100	20,000,000
	3	2024-2025	2024	0	368,800	71,607,200	71,976,000	71,976,000	20,000,000
	4	2025-2026	2025	0	359,600	63,127,400	63,487,000	63,487,000	20,000,000
	5	2026-2027	2026	0	350,600	54,647,600	54,998,200	54,998,200	20,000,000
	6	2027-2028	2027	0	341,800	46,167,800	46,509,600	46,509,600	20,000,000
	7	2028-2029	2028	0	333,300	36,745,800	37,079,100	37,079,100	20,000,000
	8	2029-2030	2029	0	325,000	28,266,000	28,591,000	28,591,000	20,000,000
	9	2030-2031	2030	0	316,900	22,612,800	22,929,700	22,929,700	20,000,000
	10	2031-2032	2031	0	309,000	19,786,200	20,095,200	20,095,200	20,000,000
Continue to maintain viable presence	11	2032-2033	2032	0	301,300	19,786,200	20,087,500	20,087,500	20,087,500
	12	2033-2034	2033	0	293,800	19,786,200	20,080,000	20,080,000	20,080,000
	13	2034-2035	2034	0	286,500	19,786,200	20,072,700	20,072,700	20,072,700
	14	2035-2036	2035	0	279,300	19,786,200	20,065,500	20,065,500	20,065,500
	15	2036-2037	2036	0	272,300	19,786,200	20,058,500	20,058,500	20,058,500
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2037-2038	2037	0	265,500	19,786,200	20,051,700	20,051,700	20,051,700
	17	2038-2039	2038	0	258,900	19,786,200	20,045,100	20,045,100	20,045,100
	18	2039-2040	2039	0	252,400	19,786,200	20,038,600	20,038,600	20,038,600
	19	2040-2041	2040	0	246,100	19,786,200	20,032,300	20,032,300	20,032,300
	20	2041-2042	2041	0	239,900	19,786,200	20,026,100	20,026,100	20,026,100
	21	2042-2043	2042	0	233,900	19,786,200	20,020,100	20,020,100	20,020,100
	22	2043-2044	2043	0	228,100	19,786,200	20,014,300	20,014,300	20,014,300
	23	2044-2045	2044	0	222,400	19,786,200	20,008,600	20,008,600	20,008,600
	24	2045-2046	2045	0	216,800	19,786,200	20,003,000	20,003,000	20,003,000
	25	2046-2047	2046	0	211,400	19,786,200	19,997,600	19,997,600	19,997,600

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 2/5/2020
 Applicant Name BT Files Solar, LLC
 ISD Name Itasca ISD

Form 50-296A
 Revised May 2014

	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A	Column B	Column C	Column D	Column E
				Number of Construction FTE's or man-hours (specify)	Average annual wage rates for construction workers	Number of non-qualifying jobs applicant estimates it will create (cumulative)	Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Average annual wage of new qualifying jobs
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2020-2021	2020	50 FTE	50,000	0	0	0
	0	2021-2022	2021	150 FTE	50,000	0	0	0
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2022-2023	2022	N/A	N/A	0	1	51,970
	2	2023-2024	2023	N/A	N/A	0	1	51,970
	3	2024-2025	2024	N/A	N/A	0	1	51,970
	4	2025-2026	2025	N/A	N/A	0	1	51,970
	5	2026-2027	2026	N/A	N/A	0	1	51,970
	6	2027-2028	2027	N/A	N/A	0	1	51,970
	7	2028-2029	2028	N/A	N/A	0	1	51,970
	8	2029-2030	2029	N/A	N/A	0	1	51,970
	9	2030-2031	2030	N/A	N/A	0	1	51,970
	10	2031-2032	2031	N/A	N/A	0	1	51,970
Years Following Value Limitation Period	11 through 25	2032-2047	2032-2046	N/A	N/A	0	1	51,970

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

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

Schedule D: Other Incentives (Estimated)

Date 2/5/2020
 Applicant Name BT Files Solar, LLC
 ISD Name Itasca ISD

Form 50-296A
 Revised May 2014

State and Local Incentives for which the Applicant intends to apply (Estimated)						
Incentive Description	Taxing Entity (as applicable)	Beginning Year of Benefit	Duration of Benefit	Annual Tax Levy without Incentive	Annual Incentive	Annual Net Tax Levy
Tax Code Chapter 311	County:	N/A	N/A	N/A	N/A	N/A
	City:	N/A	N/A	N/A	N/A	N/A
	Other:	N/A	N/A	N/A	N/A	N/A
Tax Code Chapter 312	County: Hill County	2022	10 Years	Annual Avg. of \$235,000	Scaled	Annual Avg. of \$108,700
	City:	N/A	N/A	N/A	N/A	N/A
	Other:	N/A	N/A	N/A	N/A	N/A
Local Government Code Chapters 380/381	County:	N/A	N/A	N/A	N/A	N/A
	City:	N/A	N/A	N/A	N/A	N/A
	Other:	N/A	N/A	N/A	N/A	N/A
Freeport Exemptions	N/A	N/A	N/A	N/A	N/A	N/A
Non-Annexation Agreements	N/A	N/A	N/A	N/A	N/A	N/A
Enterprise Zone/Project	N/A	N/A	N/A	N/A	N/A	N/A
Economic Development Corporation	N/A	N/A	N/A		N/A	
Texas Enterprise Fund	N/A	N/A	N/A		N/A	
Employee Recruitment	N/A	N/A	N/A		N/A	
Skills Development Fund	N/A	N/A	N/A		N/A	
Training Facility Space and Equipment	N/A	N/A	N/A		N/A	
Infrastructure Incentives	N/A	N/A	N/A		N/A	
Permitting Assistance	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
TOTAL				235,000		108,700

Additional information on incentives for this project:

TAB 15

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

None

TAB 16

Description of Reinvestment Zone or Enterprise Zone, including:

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

16a) Not Applicable

16b) See attached

16c) See attached

16d) See attached

Reinvestment Zone & Premises

Parcel ID	Size (approximate acreage)	Owner	Legal Description	Property Coordinates
353140	168.98	WARREN DAVID P & CAROL C	A WILLETT A- 943 TR 9A 168.977 AC	32.179302, - 97.055826
353956	31.44	WARREN DAVID P & CAROL C	A WILLETT A- 943 TR 9H 31.441 AC	32.183009, - 97.053768
353959	9.81	WARREN DAVID P & CAROL C	DOSSEY A-240 TR 6A 9.807 AC	32.185321, - 97.054878
118142	13.34	WARREN DAVID P & CAROL C	DOSSEY A-240 TR 6 13.338 AC	32.186307, - 97.052753
118983	27.92	WARREN DAVID P & CAROL C	A WILLETT A- 943 TR 9 27.916 AC	32.183545, - 97.051098
118977	150.80	NEELEY LINDA	A WILLETT A- 943 TR 1 150.797 AC	32.186272, - 97.069206
118978	209.08	STOKES JEANETTE	A WILLETT A- 943 TR 2 209.08 AC	32.188783, - 97.065006
118030	153.78	NEELEY LINDA	WM CYRUS A- 180 TR 3 153.785 AC	32.197765, - 97.068072
118031	41.93	STOKES JEANETTE	WM CYRUS A- 180 TR 4 41.928 AC	32.192979, - 97.066126
118141	290.80	STOKES JEANETTE	DOSSEY A-240 TR 5 290.80 AC	32.190419, - 97.052821
133132	93.67	BOWMAN DAVID L	DOSSEY A-240 TR 3A 93.672 AC	32.193521, - 97.045516
118140	150.90	BOWMAN DAVID L	DOSSEY A-240 TR 1 150.90 AC	32.195279, - 97.041399
118982	106.28	SHEPHERD WILLIAM M & HEIDI L	A WILLETT A- 943 TR 8 & 9K 106.2758 AC	32.174612, - 97.068175
118297	235.28	SHEPHERD WILLIAM M &	M HARDIN A- 368 TR 2	32.180767, - 97.076046

118009	100	HEIDI L CYNTHIA A FORTNER ET AL	235.2758 AC JD COUCHMAN A-164 TR 1 100.00 AC	32.200588, - 97.063381
118032	70.83	CYNTHIA A FORTNER ET AL	WM CYRUS A- 180 TR 5 70.83 AC	32.207039, - 97.067613
119090	29.18	CYNTHIA A FORTNER ET AL	HODGE A-1034 TR 1 29.181 AC	32.208938, - 97.063892
118994	37.67	GOFF WALLACE E & SANDRA J REV LIV TR	A WILLETT A- 943 TR 22 37.668 AC	32.175715, - 97.074639
118995	37.67	GOFF WALLACE E & SANDRA J REV LIV TR	A WILLETT A- 943 TR 23 37.671 AC	32.173096, - 97.072401
118980	34.44	GOFF WALLACE E & SANDRA J REV LIV TR	A WILLETT A- 943 TR 4 34.443 AC	32.170750, - 97.070922

The boundary of the proposed Reinvestment Zone is delineated by the outside boundary lines of the outermost parcels forming the approximately 1,993.8 acre unit intended for production of solar energy. All of the above is designated as the Reinvestment Zone, however, not all of the land will necessarily be part of the Project.

ORDER OF THE COMMISSIONERS COURT OF HILL COUNTY, TEXAS
DESIGNATING, CREATING AND ESTABLISHING COUNTY
REINVESTMENT ZONE NO. 005

WHEREAS, pursuant to Chapter 312, Subchapter C of the *Texas Property Tax Code* and the Second Amended and Restated Hill County Tax Abatement Guidelines, the Hill County Commissioners Court is authorized to create county reinvestment zones for purposes of allowing for tax abatements to encourage the expansion and/or retention of primary employment, attract major investment to the zone, and contribute to the economic development of Hill County;

WHEREAS, BT Files Solar, LLC, an affiliate of Belltown Power Texas, is proposing to develop and construct/install facilities and equipment for, and the operation of an approximately 140 MW AC / 182.5 MW DC -solar electric generating system/facility, photovoltaic panels, central inverters, and other equipment and appurtenances in an unincorporated area of Hill County (hereinafter "Project") on the property described in Exhibit "A" and on Exhibit "B" hereto which are attached hereto and incorporated herein by reference;

WHEREAS, notice of the consideration by the Commissioners Court of the creation of a County Reinvestment Zone having the same boundaries as the property boundaries set forth in Exhibit "A" and the public hearing thereon was given in accordance with Section 312.401 of the *Texas Property Tax Code*;

WHEREAS, a public hearing was held in accordance with Section 312.401 of the *Texas Property Tax Code*; and

WHEREAS, after considering the information before it, including input from the public hearing, the Commissioners Court finds that creation of the Reinvestment Zone is in the best interest of the County and its citizens.

NOW, THEREFORE, BE IT ORDERED BY THE COMMISSIONERS COURT OF HILL COUNTY, TEXAS THAT:

1. the above recitals are incorporated herein for all purposes;
2. the Commissioners Court hereby finds that the creation and establishment of a County Reinvestment Zone having the boundaries set forth in Exhibit "A" and Exhibit "B" and located in unincorporated Hill County near the City of Itasca would contribute to the retention or expansion of primary employment or would attract major investment in the zone that would be a benefit to the property to be included in the zone, would be a benefit to the taxing units with jurisdiction over the land after expiration of the Zone or any abatement agreements entered into for property within the Zone, would contribute to the economic development and tax base of Hill County; and would support the Texas economy and the environment by providing clean energy; and

3. County Reinvestment Zone No. 005 having the boundaries set forth in Exhibit "A" is hereby created, designated and established, which Zone shall be eligible for tax abatement subject to the *Texas Property Tax Code*, the Second Amended and Restated Hill County Tax Abatement Guidelines, and approval of any applicable Tax Abatement Agreements by this Commissioners Court.

PASSED and APPROVED at a meeting of the Hill County Commissioners Court noticed and held in accordance with Chapter 551 of the *Government Code* on 8/20, 2019.


Justin Lewis, County Judge

Attest:


County Clerk

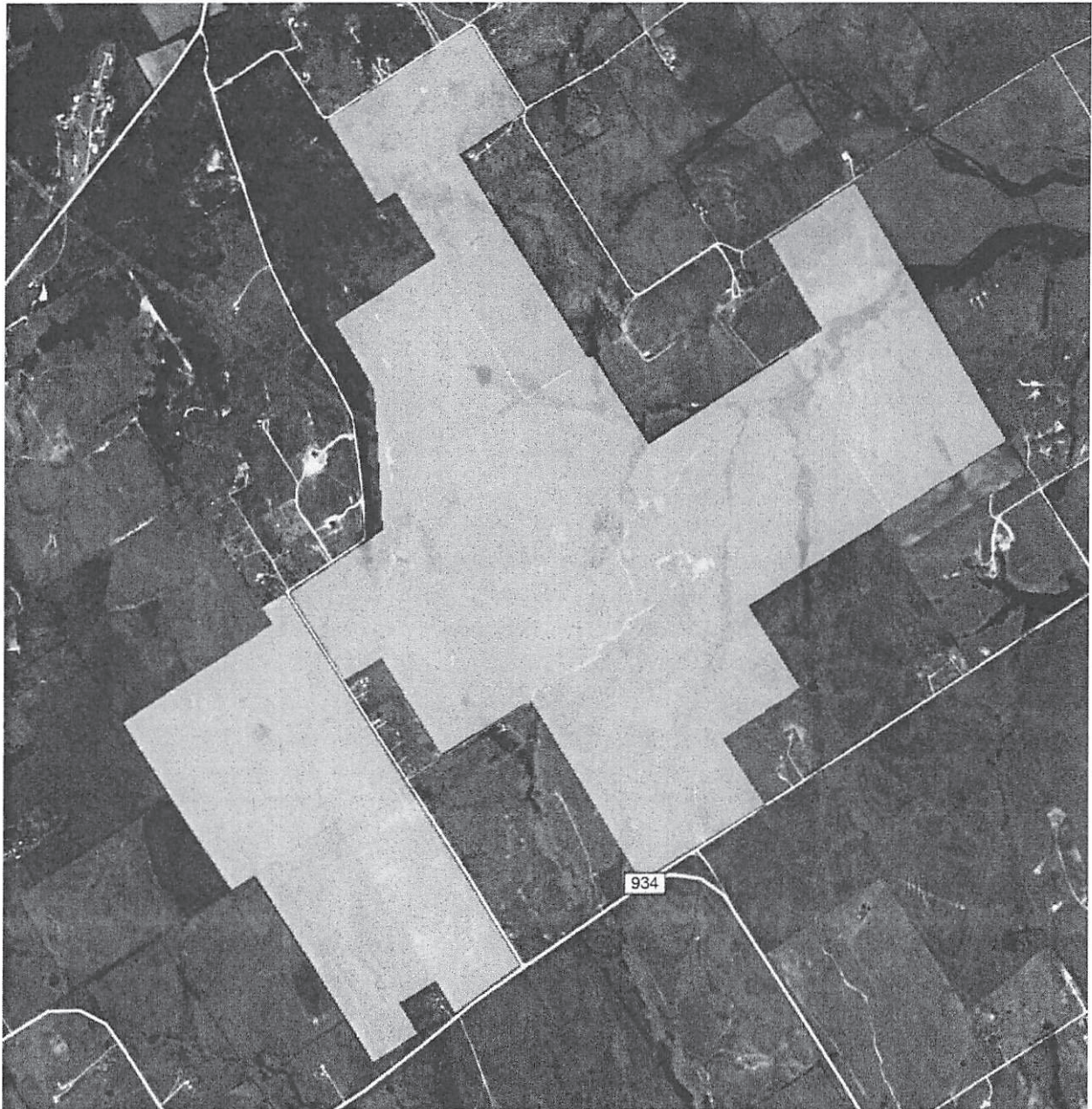
Exhibit A

Parcel ID	Size (approximate acreage)	Owner	Legal Description	Property Coordinates
353140	168.98	WARREN DAVID P & CAROL C	A WILLETT A- 943 TR 9A 168.977 AC	32.179302, - 97.055826
353956	31.44	WARREN DAVID P & CAROL C	A WILLETT A- 943 TR 9H 31.441 AC	32.183009, - 97.053768
353959	9.81	WARREN DAVID P & CAROL C	DOSSEY A-240 TR 6A 9.807 AC	32.185321, - 97.054878
118142	13.34	WARREN DAVID P & CAROL C	DOSSEY A-240 TR 6 13.338 AC	32.186307, - 97.052753
118983	27.92	WARREN DAVID P & CAROL C	A WILLETT A- 943 TR 9 27.916 AC	32.183545, - 97.051098
118977	150.80	NEELEY LINDA	A WILLETT A- 943 TR 1 150.797 AC	32.186272, - 97.069206
118978	209.08	STOKES JEANETTE	A WILLETT A- 943 TR 2 209.08 AC	32.188783, - 97.065006
118030	153.78	NEELEY LINDA	WM CYRUS A- 180 TR 3 153.785 AC	32.197765, - 97.068072
118031	41.93	STOKES JEANETTE	WM CYRUS A- 180 TR 4 41.928 AC	32.192979, - 97.066126
118141	290.80	STOKES JEANETTE	DOSSEY A-240 TR 5 290.80 AC	32.190419, - 97.052821
133132	93.67	BOWMAN DAVID L	DOSSEY A-240 TR 3A 93.672 AC	32.193521, - 97.045516
118140	150.90	BOWMAN DAVID L	DOSSEY A-240 TR 1 150.90 AC	32.195279, - 97.041399
118982	106.28	SHEPHERD WILLIAM M & HEIDI L	A WILLETT A- 943 TR 8 & 9K 106.2758 AC	32.174612, - 97.068175
118297	235.28	SHEPHERD WILLIAM M & HEIDI L	M HARDIN A- 368 TR 2 235.2758 AC	32.180767, - 97.076046
118009	100	CYNTHIA A	J D	32.200588, -

		FORTNER ET AL	COUCHMAN A-164 TR 1 100.00 AC	97.063381
118032	70.83	CYNTHIA A FORTNER ET AL	WM CYRUS A- 180 TR 5 70.83 AC	32.207039, - 97.067613
119090	29.18	CYNTHIA A FORTNER ET AL	HODGE A-1034 TR 1 29.181 AC	32.208938, - 97.063892
118994	37.67	GOFF WALLACE E & SANDRA J REV LIV TR	A WILLETT A- 943 TR 22 37.668 AC	32.175715, - 97.074639
118995	37.67	GOFF WALLACE E & SANDRA J REV LIV TR	A WILLETT A- 943 TR 23 37.671 AC	32.173096, - 97.072401
118980	34.44	GOFF WALLACE E & SANDRA J REV LIV TR	A WILLETT A- 943 TR 4 34.443 AC	32.170750, - 97.070922

The boundary of the proposed Reinvestment Zone is delineated by the outside boundary lines of the outermost parcels forming the approximately 1,993.8 acre unit intended for production of solar energy. All of the above is designated as the Reinvestment Zone, however, not all of the land will necessarily be part of the Project.

Exhibit B



Proposed Reinvestment

SECOND AMENDED AND RESTATED HILL COUNTY TAX ABATEMENT GUIDELINES

1. Purpose

These Second Amended and Restated Tax Abatement Guidelines amend and replace the Restated and Amended Hill County Tax Abatement Guidelines previously adopted.

The purpose of these Guidelines is to comply with §312.002 of the Tax Code, and to adopt guidelines and criteria governing tax abatement agreements entered into or participated in by Hill County. Tax abatement under these Guidelines will be considered for both new structures and facilities and the expansion and modernization of existing structures or facilities.

2. Participation in Tax Abatement in Municipal Reinvestment or Enterprise Zones

2.1 Municipalities may create reinvestment zones in accordance with §312.201 of the Tax Code. Municipalities may enter into tax abatement agreements with the owner(s) of taxable real property within the reinvestment zone to exempt a portion of the taxable value of the real property, and personal property located on the real property. The term “municipal reinvestment zone” includes an “enterprise zone” designated under Chapter 2303 of the Government Code.

2.2 Pursuant to §312.206 of the Tax Code, the County may enter into a tax abatement agreement with the owner of real property within a municipal reinvestment zone when a municipality is entering into a tax abatement agreement with the owner. The terms of the County Agreement are not required to be identical to those in the municipal agreement, however, the duration and percentages of tax abatement are generally the same.

2.3 The duration of any tax abatement may not exceed a period of ten (10) years, or the period allowed by applicable law.

3. County Reinvestment Zones

3.1 In accordance with Chapter 312, Subchapter C of the Tax Code, Hill County may create its own reinvestment zones in the unincorporated areas of the County, including within the ETJ of a municipality. The term “county reinvestment zone” includes an “enterprise zone” designated under Chapter 2303 of the Government Code.

3.2 A County Reinvestment Zone shall only be created in accordance with §312.401 of the Tax Code.

3.3 A tax abatement agreement entered into in a County Reinvestment Zone must comply with §312.402 of the Tax Code.

3.4 The duration of any tax abatement may not exceed a period of ten (10) years, or the period allowed by applicable law.

3.5 Any abatement of County taxes does NOT apply to Farm-to-Market-Lateral Road taxes.

4. Application for Tax Abatement

4.1 The property owner must generally file an application for tax abatement with the County Judge for a tax abatement to be considered by the Commissioners Court. Exceptions to this requirement are:

4.1.1 For tax abatement in a municipal reinvestment zone, the Commissioners Court agrees to accept the application submitted to the municipality as compliance with the application requirement of these Guidelines if it is provided with a copy of the application submitted to the municipality at least ten (10) business days before the abatement is to be considered by the Commissioners Court on behalf of the County. Hill County reserves the right to require additional information which is reasonably necessary to guide its consideration of whether or not to grant tax abatement.

4.1.2 The Commissioners Court may consider as a tax abatement application a submittal which contains a description of the property, the proposed improvements and additions, any employment positions to be created or maintained, abatement terms, percentages and conditions, and other information included therein based on negotiations by County officials and legal counsel with the business, in lieu of requiring an application.

4.1.3 An Application for Tax Abatement must include the following:

a. a legal description and common description of the real property for which tax abatement is sought;

b. a description of any personal property for which tax abatement is sought;

c. the proposed capital improvements to the property and any proposed additions of personal property thereon over and above what exists on the property at the date of the Application and any proposed increases in employment or retention of jobs which the Applicant is proposing as incentive for the grant of the tax abatement. This shall include the number of jobs, average wage of jobs, employment benefits to be provided, and a commitment to retain the jobs throughout the abatement period;

d. Plans and Specifications for the proposed improvements and additions, and a proposed schedule for such to be completed;

e. the name, address, and telephone number of the applicant;

f. if the applicant is other than a natural person, identification of the form of the entity and a copy of the articles of incorporation, partnership agreement, or other document establishing the entity must be provided. Where the applicant is other than a natural person, a

certificate of good standing from the State Comptroller shall be provided, and a verification of the entity's status from the State Secretary of State shall be provided where applicable;

g. the applicant must provide a current tax certificate showing that all property taxes due on the property have been paid;

h. the applicant must provide a statement of the taxable value of the property and personal property thereon as shown on the assessment for the year of the application, and must state the estimated increase in the taxable value;

i. the Application must disclose any discharges of pollutants which are expected to accompany the Applicant's operations on the property; and

j. the applicant shall provide a map showing the property, and the location of proposed improvements.

4.2. Except as otherwise provided herein, before Hill County enters into a tax abatement agreement for a property located within a reinvestment or enterprise zone, the following requirements must be shown to have been met:

4.2.1 The reinvestment zone or enterprise zone must have been created in compliance with the requirements of the Tax Code.

4.2.2 The term of the proposed abatement cannot exceed 10 years, or the period allowed by applicable law.

4.2.3 The application requirements of these Guidelines have been complied with by the property owner, unless exempted as set forth above.

4.2.4 The terms and conditions of the proposed abatement are found acceptable to the County and its legal counsel.

4.2.5 Sufficient public benefit in the form of improvements/additions to the property, and, if applicable, creation/retention of jobs in the County, is to be generated by the property for which tax abatement is granted.

4.2.6 The terms of the proposed tax abatement agreement must specify the obligations of the property owner to meet certain capital investment and, if applicable, employment standards, and must provide methods to audit compliance of the property owner, and to recover abated taxes, and/or penalties, interest, and/or attorney's fees from the property owner if the property owner fails to meet the obligations.

4.2.7 The property owner must not be currently delinquent on any County taxes.

5. Tax Abatement Agreements

5.1 Tax Abatement Agreements must, by statute, contain the following terms and conditions:

- (a) list the kind, number, and location of all proposed improvements of the property;
- (b) provide access to and authorize inspection of the property by County employees to ensure that the improvements or repairs are made according to the specifications and conditions of the agreement;
- (c) limit the uses of the property consistent with the general purpose of encouraging development or redevelopment of the zone during the period that property tax exemptions are in effect;
- (d) provide for recapturing property tax revenue lost as a result of the agreement if the owner of the property fails to make the improvements or repairs as provided by the agreement;
- (e) contain each term agreed to by the owner of the property;
- (f) require the owner of the property to certify annually to the governing body of each taxing unit that the owner is in compliance with each applicable term of the agreement; and
- (g) provide that the governing body of the County may cancel or modify the agreement if the property owner fails to comply with the agreement.

See §§312.205 and 312.206, Tax Code. See Also §312.402, Tax Code.

5.2 The Tax Abatement Agreement may contain other provisions as required by the County or its legal counsel.

5.3 The duration of a tax abatement shall not exceed ten (10) years.

5.4 The Base Year Value of the property, the percentage of abatement, and the length of abatement shall be clearly set forth in the Agreement.

5.5 The “Base Year Value” is the taxable value of the property for the tax year in which the Agreement is executed.

5.6 The abatement provided by a Tax Abatement Agreement is only for the increase of the taxable value over the Base Year Value caused by the improvements and additions made by the property owner to the property which are specifically set forth in the Agreement. The abatement shall not be applied to improvements or personal property located on the property before the Tax Abatement Agreement is executed, or which are not included in the

improvements or additions expressly described in the Tax Abatement Agreement. The abatement provided by the Tax Abatement Agreement shall not apply to inventory or supplies.

5.7 A Tax Abatement Agreement will generally take effect on January 1 of the next year after the improvements and/or additions are completed. A certificate of completion must be provided to the County Judge upon (or the entity administering compliance) completion of the improvements/additions. “Completion” is subject to independent verification of completion by the County (and the municipality if in a municipal reinvestment zone).

5.8 For participation in municipal reinvestment zone tax abatement, the County may choose to use an abbreviated tax abatement agreement that adopts the terms of the municipal tax abatement agreement except as otherwise stated.

5.9 The Abatement Period may be started during construction if the parties so agree in the Tax Abatement Agreement.

5.10 The start of the Abatement Period may be deferred to a later year if the parties agree to such in the Tax Abatement Agreement.

5.11 Tax abatement compliance for a municipal reinvestment zone is generally monitored and administered by the city.

6. Guidelines of General Application

6.1 No member of the County Commissioners Court may have an interest in property to be included in a reinvestment zone, or property for which a tax abatement is granted by the County.

6.2 No tax abatement agreement is effective until formally approved by the Commissioners Court and fully executed by all parties. NO TAX ABATEMENT CAN BE GRANTED FOR PROPERTY THAT IS NOT LOCATED WITHIN A PROPERLY ESTABLISHED REINVESTMENT ZONE.

6.3 Tax abatement will only be granted for increases in the taxable value of the property over the Base Year Value as defined in these Guidelines, and only for increases in value caused by improvements/additions identified in the applicable tax abatement agreement. The term improvements/additions includes both new structures and facilities and the expansion and modernization of existing structures or facilities. In some situations, involving leases—the applicable Base Year value may be zero, or may be the value of the leasehold, if any. According to Section 312.402 (a-3) of the Tax Code the value of fixtures and personal property placed on the leased property is what is considered for abatement.

6.4 There can be no implied promise to grant tax abatement, and tax abatement may only be granted by the Commissioners Court by formal action, taken by the Commissioners Court as a body, which approves the same.

6.5 Meetings at which a tax abatement is considered by the Commissioners Court must be posted and held in accordance with the Open Meetings Act (Chapter 551 of the Government Code).

6.6 The conflict of interest provisions of Chapter 171 of the Local Government Code apply to actions taken by the Commissioners Court on any tax abatement.

6.7 For tax abatement in a municipal reinvestment zone, the term and percentages of the abatement are the same as those provided for in the municipal tax abatement agreement, except that the County does not recognize or provide additional premium opportunities or additional abatement provided by a municipality (ex. Added % abatement if x number or percentage of employees reside within the municipality, etc.). If the Commissioners Court does not agree with the term or percentages contained in the municipal agreement, it can choose not to participate in the abatement. In determining whether to participate in tax abatement in a municipal reinvestment zone the County will apply a rational review of the proposed term and percentages versus the development and/or employment being provided to determine whether such adequately serves the public purpose of tax abatement and is in the public interest.

For County Reinvestment Zones, rational review of the proposed length and percentages of tax abatement shall be applied. The proposed term/percentages should primarily be a function of the level of improvements/additions and job creation/retention. Proposals which include job creation/retention shall generally have priority over those which involve only improvements/additions to property. Another factor shall be the quality of the jobs proposed. Generally, a proposed abatement involving creation of near minimum wage jobs should be accorded less favorable abatement than one involving provision of jobs having more attractive wages and benefits. Greater consideration may be given to an applicant that commits to use contractors, vendors and suppliers located in Hill County for a substantial portion of its construction expenditures and annual supplies and service needs, and presents the County with a plan to do so as part of its application. Greater consideration may be given to an applicant that commits to fill at least 2/3rds of the new employment positions created with persons who reside in Hill County, and presents the County with a plan to do so as part of its application. In addition, businesses having a regional or national impact will be given greater consideration. These are businesses that ship most of their production outside of the County. Other businesses may be given greater consideration because they draw consumers into the County to make purchases.

When a project provides for little job creation but significant capital investment, care must be taken to properly analyze the possible impacts to the tax valuation in the future from factors such as depreciation, market changes, regulatory changes, appraisal methodologies, tax exemptions, and other relevant matters. The percentage and length of tax abatement must be carefully considered in view of the diminishing or fluctuating future value of the project. Rapid depreciation and unpredictable future valuations are factors that will be considered in setting abatement percentages and length on such projects. The Green Energy Abatement opportunity granted hereby is one of these areas. However, beyond the capital investment, the provision of green energy creates more energy to power Texas industry while reducing pollution in creating

that energy—which also makes Texas a better place to live and work. Standard abatement periods and percentages are set. *See* Appendix 1.

Other factors such as the infrastructure and utility requirements of the development, community impacts, direct and indirect economic impacts, environmental impacts, and the potential for future expansion may also be considered as part of the analysis.

6.8 In accordance with §312.002(d) of the Tax Code, Hill County’s adoption of these Guidelines does not:

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

6.9 Sale, Lease or Allocation to Tax Exempt Entity. If a sale, lease, or allocation of the Project or its output is made to an entity exempt from property taxation, and such results in a portion of the Project being exempt from property taxation, the County may terminate the Tax Abatement Agreement and the Abatement granted thereunder. If this occurs, the owner must repay any taxes abated related to the portion of the property that has become exempt from year 1 to when the portion of the property became tax exempt.

6.10 Alternatively, to keep the tax abatement agreement in place for the rest of the property, the Owner shall pay in a lump sum the present value of taxes that will be lost to the County with regard to the exempt portion of the property over the next 20 years using a calculation agreed to by the parties in writing, but if unable to be agreed to, resolved by binding mediation to take place in Hill County, Texas before a mediator selected by the County from the approved list of mediators maintained by the Federal District Court in Waco..

6.11 In the event of conflict between these Guidelines and a provision of Chapter 312 of the Tax Code, Chapter 312 of the Tax Code shall control.

6.12 These Guidelines must be re-evaluated and re-approved every two years.

Approved and adopted by the Hill County Commissioners Court on this the ____ day of _____, 2019.

Justin Lewis, County Judge

Attest:

County Clerk

Appendix 1.

Clean Energy. This category generally provides limited job creation and involves rapid depreciation in value for property tax purposes. Therefore, standard Abatement Periods and Percentages are set. The minimum Capital Investment to be considered for Green Energy Abatement is \$20,000,000.

Between \$20,000,000 and \$50,000,000 of Capital Investment

Abatement Year	Abatement Percentage
1	50%
2	50%
3	40%
4	40%
5	35%
6	20%

Between \$50,000,000 and \$100,000,000 of Capital Investment

Abatement Year	Abatement Percentage
1	50%
2	50%
3	50%
4	45%
5	40%
6	40%
7	30%

Between \$100,000,000 and \$200,000,000

Abatement Year	Abatement Percentage
1	60%
2	60%
3	55%
4	55%

5	50%
6	50%
7	50%
8	40%
9	40%
10	30%

Greater than \$200,000,000 of Capital Investment

Abatement Year	Abatement Percentage
1	60%
2	60%
3	60%
4	60%
5	60%
6	55%
7	50%
8	45%
9	45%
10	30%

TAB 17

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

See Attached

SECTION 16: Authorized Signatures and Applicant Certification

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

1. Authorized School District Representative Signature

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

print here ▶ Mark Parsons Superintendent
Print Name (Authorized School District Representative) Title

sign here ▶ [Signature] 2/10/2020
Signature (Authorized School District Representative) Date

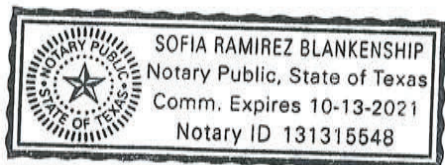
2. Authorized Company Representative (Applicant) Signature and Notarization

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 ▶ Lloyd Pope COO
Print Name (Authorized Company Representative (Applicant)) Title

sign here ▶ [Signature] 2/10/20
Signature (Authorized Company Representative (Applicant)) Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

10th day of FEBRUARY, 2020

[Signature]
Notary Public in and for the State of Texas

My Commission expires: 10-13-2021

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.