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February 25, 2021

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

Re: Application for Appraised Value Limitation on Qualified Property from Porter Solar, LLC to Slidell Independent School District

Beginning of Qualifying Time Period: January 1, 2022
First Year of Value Limitation Period: January 1, 2024

Dear Local Government Assistance and Economic Analysis Division:

The Board of Trustees of the Slidell Independent School District (the "District") accepted the enclosed Application for Appraised Value Limitation on Qualified Property (the "Application") at a duly called meeting held on February 23, 2021. The Application was determined to be complete by the District on February 25, 2021. The Applicant, Porter Solar, LLC, is proposing to construct a solar electric generating facility in Wise County and Denton County, Texas.

An electronic copy of the Application is being provided to the Wise County Appraisal District and Denton 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.

Thank you so much for your kind consideration to the foregoing.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Rick L. Lambert', is written over a blue line.

Rick L. Lambert

RLL;sl

cc: *Via Electronic Mail:* wcad1@embarqmail.com
Mr. Mickey Hand, Chief Appraiser, Wise County Appraisal District

Via Electronic Mail: chiefappraiser@dentoncad.com
Ms. Hope McClure, Chief Appraiser, Denton County Appraisal District

Via Electronic Mail: twilliams@slidellisd.net

Ms. Taylor Williams, Superintendent of Schools, Slidell ISD

Via Electronic Mail: bcatt@pgrenewables.com

Mr. Ben Catt, Chief Executive Officer, Pine Gate Renewables, LLC

Via Electronic Mail: jlinke@pgrenewables.com

Mr. Jay Linke, Development Project Manager, Pine Gate Renewables, LLC

Via Electronic Mail: bwestlake@cwlp.net

Mr. Brandon Westlake, Partner, Cummings Westlake, LLC



TAB 1

Pages 1 through 8 of application

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

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

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

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

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

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

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

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

Please visit the Comptroller's website to find out more about the program at comptroller.texas.gov/economy/local/ch313/. There are links to the Chapter 313 statute, rules, guidelines and forms. Information about minimum limitation values for particular districts and wage standards may also be found at that site.

SECTION 1: School District Information

1. Authorized School District Representative

Date Application Received by District

First Name

Last Name

Title

School District Name

Street Address

Mailing Address

City

State

ZIP

Phone Number

Fax Number

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)*

First Name

Last Name

Title

Firm Name

Phone Number

Fax Number

Mobile Number *(optional)*

Email Address

4. On what date did the district determine this application complete?

SECTION 2: Applicant Information

1. Authorized Company Representative *(Applicant)*

First Name

Last Name

Title

Organization

Street Address

Mailing Address

City

State

ZIP

Phone Number

Fax Number

Mobile Number *(optional)*

Business Email Address

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

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

First Name

Last Name

Title

Organization

Street Address

Mailing Address

City

State

ZIP

Phone Number

Fax Number

Mobile Number *(optional)*

Business Email Address

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

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

Brandon

First Name

Westlake

Last Name

Partner

Title

Cummings Westlake, LLC

Firm Name

713-266-4456

Phone Number

713-266-2333

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 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

Payment Amount

Check

Transaction Type

Porter Solar, LLC

Slidell ISD

Payor

Payee

January 7, 2021

Date transaction was processed

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

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

SECTION 4: Business Applicant Information

1. What is the legal name of the applicant under which this application is made? Porter Solar, LLC
2. Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) 32072334470
3. Parent Company Name Pine Gate Renewables, LLC
4. Parent Company Tax ID 35-2564063
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

SECTION 5: Applicant Business Structure

1. Business Organization of Applicant *(corporation, limited liability corporation, etc)* Limited Liability Company
2. Is applicant a combined group, or comprised of members of a combined group, as defined by Tax Code §171.0001(7)? ☒ Yes ☐ No
- 2a. If yes, attach in **Tab 3** a copy of the most recently submitted Texas Comptroller Franchise Tax Form No. 05-165, No. 05-166, or any other documentation from the Franchise Tax Division to demonstrate the applicant's combined group membership and contact information.

SECTION 5: Applicant Business Structure *(continued)*

2b. Texas Franchise Tax Reporting Entity Taxpayer Name

Pine Gate Renewables, LLC

2c. Reporting Entity Taxpayer Number

32076286296

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:
- | | |
|---|--|
| <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
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 July 2021
2. Estimated commencement of construction Q1 - 2022
3. Beginning of qualifying time period (MM/DD/YYYY) 01/01/2022
4. First year of limitation (YYYY) 01/01/2024

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

- ☐ A. January 1 following the application date ☒ B. January 1 following the end of QTP
- ☐ C. January 1 following the commencement of commercial operations

5. Commencement of commercial operations December 2023

SECTION 10: The Property

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

M&O (ISD): <u>Slidell ISD; 100%; \$1.0604</u> <small>(Name, tax rate and percent of project)</small>	I&S (ISD): <u>Slidell ISD; 100%; \$0.0</u> <small>(Name, tax rate and percent of project)</small>
County: <u>Wise County; 20%; \$0.3075</u> <small>(Name, tax rate and percent of project)</small>	City: <u>NA</u> <small>(Name, tax rate and percent of project)</small>
Hospital District: <u></u> <small>(Name, tax rate and percent of project)</small>	Water District: <u>NA</u> <small>(Name, tax rate and percent of project)</small>
Other (describe): <u>Wise FM Flood-Lateral; 20; \$0.0425</u> <small>(Name, tax rate and percent of project)</small>	Other (describe): <u>Denton County; 80%; .224985</u> <small>(Name, tax rate and percent of project)</small>

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: 312 Abatement, 80%, 2024-2029
(Incentive type, percentage, start and end year)City: NA
(Incentive type, percentage, start and end year)Hospital District: NA
(Incentive type, percentage, start and end year)Water District: NA
(Incentive type, percentage, start and end year)Other (describe): NA
(Incentive type, percentage, start and end year)Other (describe): NA
(Incentive type, percentage, start and end year)

6. Is the project located entirely within the ISD listed in Section 1?
- ☒
- Yes
- ☐
- No

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

7. Did you receive a determination from the Texas Economic Development and Tourism Office that this proposed project and at least one other project seeking a limitation agreement constitute a single unified project (SUP), as allowed in §313.024(d-2)?
- ☐
- Yes
- ☒
- No

7a. If yes, attach in **Tab 6** supporting documentation from the Office of the Governor.**SECTION 11: Texas Tax Code 313.021(1) Qualified Investment****NOTE:** The minimum amount of qualified investment required to qualify for an appraised value limitation and the minimum amount of appraised value limitation vary depending on whether the school district is classified as Subchapter B or Subchapter C, and the taxable value of the property within the school district. For assistance in determining estimates of these minimums, access the Comptroller's website at comptroller.texas.gov/economy/local/ch313/.

1. At the time of application, what is the estimated minimum qualified investment required for this school district?
- 10,000,000

2. What is the amount of appraised value limitation for which you are applying?
- 20,000,000

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? April 2021

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

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

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

SECTION 14: Wage and Employment Information

1. What is the number of new qualifying jobs you are committing to create? 1
2. What is the number of new non-qualifying jobs you are estimating you will create? (See TAC 9.1051(14)) 0
3. Do you intend to request that the governing body waive the minimum new qualifying job creation requirement, as provided under Tax Code §313.025(f-1)? ☒ Yes ☐ No
- 3a. If yes, attach evidence of industry standard in **Tab 12** documenting that the new qualifying job creation requirement above exceeds the number of employees necessary for the operation, according to industry standards.
4. Attach in **Tab 13** the four most recent quarters of data for each wage calculation below, including documentation from the Texas Workforce Commission website. The final actual statutory minimum annual wage requirement for the applicant for each qualifying job — which may differ slightly from this estimate — will be based on information available at the time of the application review start date (date of a completed application). See TAC §9.1051(21) and (22). **Note:** If a more recent quarter of information becomes available before the application is deemed complete, updated wage information will be required.
- a. Non-qualified job wages
- average weekly wage for all jobs (all industries) in the county is \$ 930.75
- b. Qualifying job wage minimum option §313.021(5)(A)
-110% of the average weekly wage for manufacturing jobs in the county is \$ 1,208.90
- c. Qualifying job wage minimum option §313.021(5)(B)
-110% of the average weekly wage for manufacturing jobs in the region is \$ 1,448.53
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? \$ 62,863.00
7. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? \$ 62,863.00
8. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? ☒ Yes ☐ No
9. Do you intend to satisfy the minimum qualifying job requirement through a determination of cumulative economic benefits to the state as provided by §313.021(3)(F)? ☐ Yes ☒ No
- 9a. If yes, attach in **Tab 13** supporting documentation from the TWC, pursuant to §313.021(3)(F).
10. Do you intend to rely on the project being part of a single unified project, as allowed in §313.024(d-2), in meeting the qualifying job requirements? ☐ Yes ☒ No
- 10a. If yes, attach in **Tab 6** supporting documentation including a list of qualifying jobs in the other school district(s).

SECTION 15: Economic Impact

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



TAB 2

Proof of Payment of Application Fee

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

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

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



TAB 3

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

Porter Solar is a newly formed entity and has not yet been reported on any Franchise Tax filings. It will be reported on Pine Gate Renewables, LLC affiliate list for the 2020 Tax Year which has not yet been filed. Pine Gate Renewables, LLC is also a newly formed entity with the Texas Secretary of State and will file its first Franchise Tax Return with the State of Texas for the 2020 Tax Year which is not yet filed. Once the 2020 reports have been filed this Tab will be updated.



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.

Porter Solar, LLC (Porter Solar) is requesting an appraised value limitation from Slidell Independent School District (ISD) for the Porter Solar Project (the “Project”), a proposed solar powered electric generating facility in Wise and Denton Counties. The proposed Slidell ISD Project (this application) will be constructed within two Reinvestment Zones that will be created by Wise and Denton Counties. A map showing the location of the project is included in TAB 11.

The proposed Project is anticipated to have a capacity of approximately 174 MW located in Slidell ISD. The exact number and location of panels and inverters will vary depending upon ongoing siting analysis, manufacturer’s availability, prices, and the final megawatt generating capacity of the Project when completed. Current estimated plans are to install approximately 456,260 PV modules and 55 inverters with all improvements located in Slidell ISD. The Applicant requests a value limitation for all facilities and equipment installed for the Project, including; solar modules/panels, tracking equipment, racking and mounting structures, O&M building, substation, inverters boxes, combiner boxes, meteorological equipment, foundations, roadways, paving, fencing, collection system, generation transmission lines, interconnection facilities and all necessary equipment for commercial generation of electricity.

Full construction of the Project is anticipated to begin in Q4 of 2022 with completion by December 31, 2023.

**NOTE:* The map in TAB 11 shows the potential locations of improvements within Slidell 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.

Pine Gate Renewables, LLC; parent of Porter Solar, LLC; is a fully-integrated utility-scale solar company and a leader in the strategic development, financing, construction and long-term operational management of renewable energy projects in the United States. We are leading the way in the ongoing energy transition, creating a commercial solution that drives growth and innovation in the market. The ability to enter into a value limitation agreement with Slidell ISD is a determining factor for constructing the project in Wise and Denton Counties, as opposed to building and investing in another county, state or region. From coast to coast, we operate solar farms that positively impact their local communities. We operate 64 solar projects, accounting for more than 700MW of energy, and more than 10GW in active development.

Pine Gate Renewables is keen to develop and build the proposed Porter 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. Pine Gate Renewables is active in in other states 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. Pine Gate Renewables 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, Pine Gate Renewables currently has ongoing project developments in many states, including but not limited to, Oregon, South Carolina and North Carolina.

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)

District	Percentage
Denton County	80%
Wise County	20%
Wise FM Flood-Lateral	20%
Slidell ISD	100%



TAB 7

Description of Qualified Investment

Porter Solar, LLC plans to construct a 174 MW solar farm in Wise and Denton Counties.

This application covers all qualified property in the reinvestment zone and the project boundary within Slidell ISD necessary for the commercial operations of the proposed solar farm described in Tab 4. One hundred and seventy-four megawatts (174 MW) will be located in Slidell ISD. Panel placement is subject to change but for purposes of this application, the Project anticipates using approximately 465,260 PV modules or equivalent and 55 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, tracking systems, racking and mounting structures, inverters boxes, combiner boxes, meteorological equipment, foundations, roadways, paving, fencing, O&M Building, substation, collection system, generation transmission line, interconnection facilities, control systems necessary for commercial generation of electricity and all and all necessary equipment for commercial generation of electricity.

*NOTE: The map in TAB 11 shows the potential locations of improvements within Slidell 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

Porter Solar, LLC plans to construct a 174 MW solar farm in Wise and Denton Counties.

This application covers all qualified property in the reinvestment zone and the project boundary within Slidell ISD necessary for the commercial operations of the proposed solar farm described in Tab 4. One hundred and seventy-four megawatts (174 MW) will be located in Slidell ISD. Panel placement is subject to change but for purposes of this application, the Project anticipates using approximately 465,260 PV modules or equivalent and 55 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, tracking systems, racking and mounting structures, inverters boxes, combiner boxes, meteorological equipment, foundations, roadways, paving, fencing, O&M Building, substation, collection system, generation transmission line, interconnection facilities, control systems necessary for commercial generation of electricity and all and all necessary equipment for commercial generation of electricity.

*NOTE: The map in TAB 11 shows the potential locations of improvements within Slidell 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

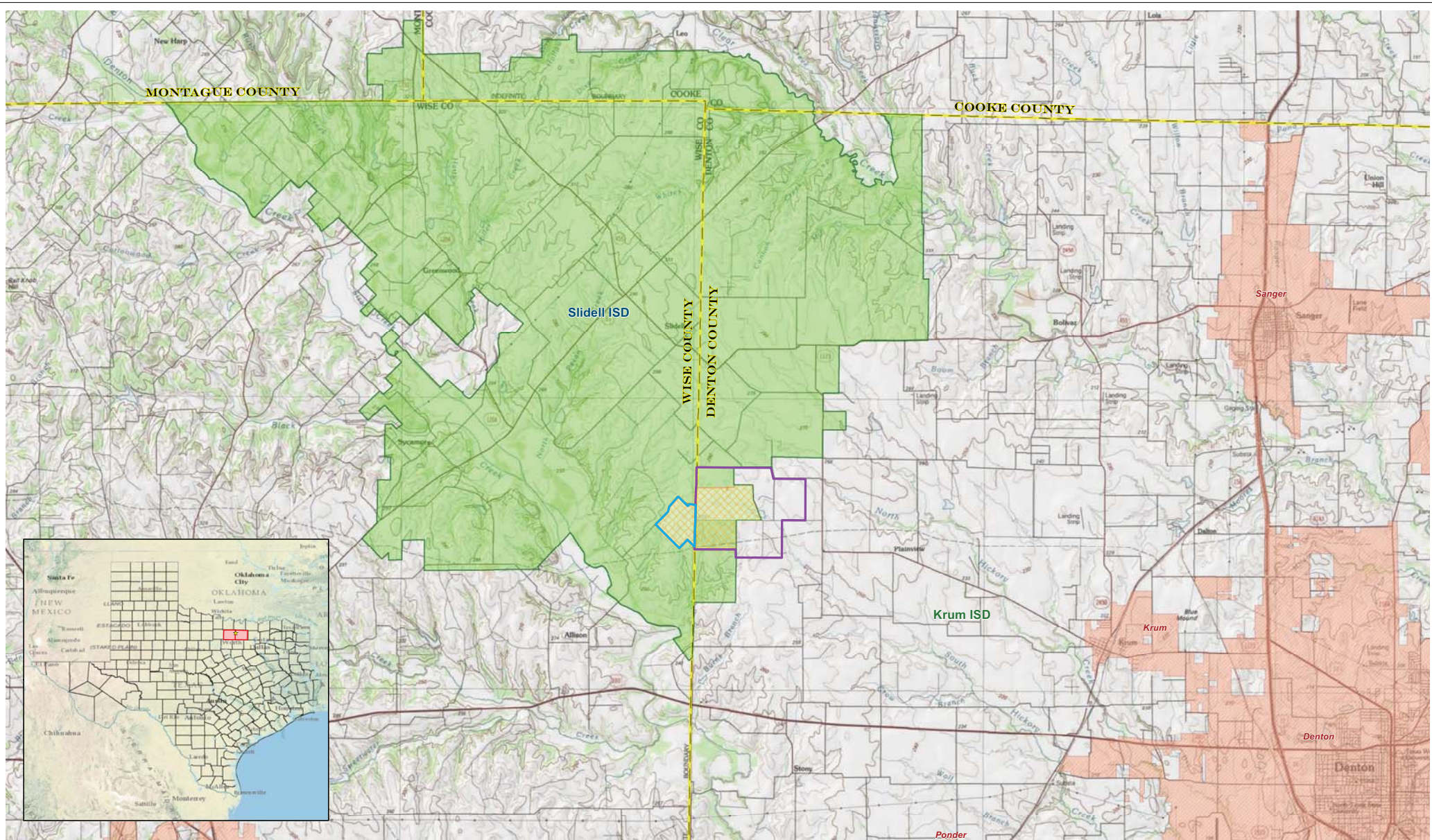
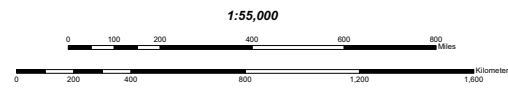


Figure 2.
Vicinity Map for the
Lantana Solar Project in the
Slidell Independent School District.
Wise and Denton Counties, Texas.
Porter Solar, LLC

- Proposed Reinvestment Zone - Denton County
- Proposed Reinvestment Zone - Wise County
- Project Area
- Incorporated Area
- Independent School District
- Slidell ISD



Coordinate System: NAD 1983 2011 StatePlane Texas North Central FIPS 4302
 Projection: Lambert Conformal Conic
 Datum: NAD 1983 2011
 Prime Meridian: 800,000,000.0000
 False Northing: 2,000,000.0000
 Central Meridian: -95.0000
 Standard Parallel 1: 32.5000
 Standard Parallel 2: 33.9997
 Latitude Of Origin: 31.8887
 Units: Meter



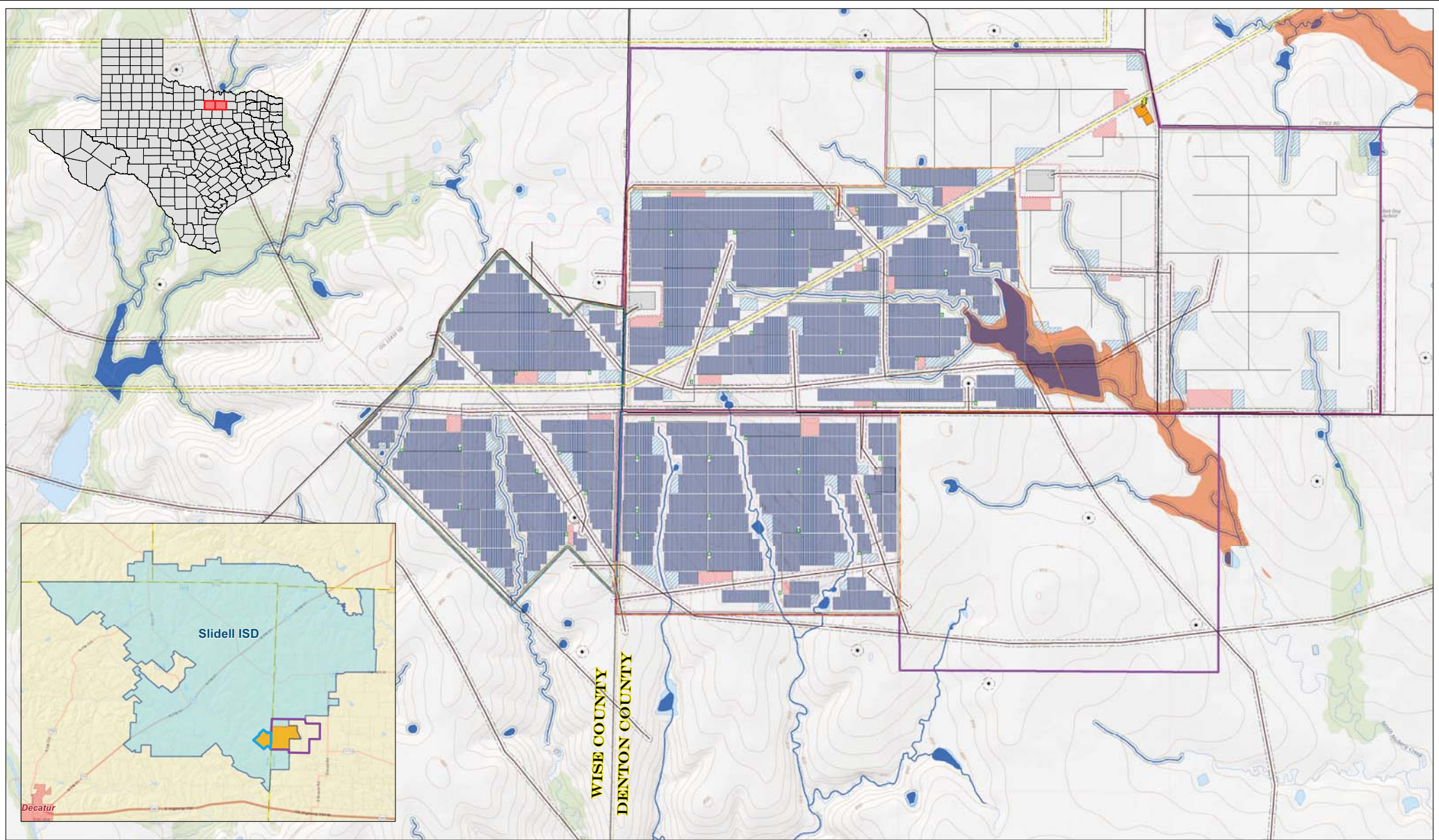
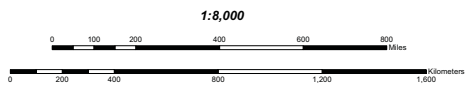


Figure 1.
Improvements Map in the
Slidell Independent School District.
Wise and Denton Counties, Texas.
Porter Solar, LLC

- Proposed Right-of-Way
- State - Denton County
- State - Wise County
- Project Area
- Public Road
- Subdivision
- Project Parcel Outline
- Adjacent Parcel Outline
- Transmission Line
- Gas Pipeline
- POI
- Wall
- Access Road
- 2024
- Security Fence
- Solar Array
- Inverter Pad
- Substation
- Grid Pad
- Grid Pad Buffer
- Laydown Yard
- Utility of Clearing
- Tree Clearing
- Wetland Season
- Wetland Subsoil
- 100 Year Flood
- 100 Year Flood Zone



Coordinate System: NAD 1983 2011 StatePlane Texas North Central FIPS 4202
 Projection: Lambert Conformal Conic
 Datum: NAD 1983 2011
 False Easting: 800,000.0000
 False Northing: 2,000,000.0000
 Central Meridian: -96.5000
 Standard Parallel 1: 32.5232
 Standard Parallel 2: 33.9687
 Latitude Of Origin: 31.8887
 Units: Meter





TAB 12

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

See Attached



CUMMINGS WESTLAKE
PROPERTY TAX ADVISORS

February 10, 2021

Ms. Taylor Williams
Superintendent
Slidell Independent School District
#1 Greyhound Lane
Slidell, TX 76267

Re: Chapter 313 Jobs Waiver Request

Dear Superintendent Williams,

Porter Solar, LLC requests that the Slidell 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.

Porter Solar, LLC requests that the Board of Trustees make such a finding and waive the job creation requirement for 10 permanent jobs. The solar energy industry standard for committed jobs is one job per 350MW. In line with these industry standards for solar project's job requirements, Porter Solar, LLC, as a 174MW project, has committed to create one qualified job.

Solar projects create many full and part-time, but temporary jobs during the construction phase of the project. However, they 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 project this size. This is evidenced by previously filed limitation agreement applications by solar developers and by documentation related to the development and operation of solar electric generation facilities.

Sincerely,

Brandon Westlake
Partner
Cummings Westlake LLC

16410 N Eldridge Pkwy | Tomball, Texas 77377

P: 713.266.4456 W: cwlp.net



TAB 13

Calculation of three possible wage requirements with TWC documentation

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

LANTANA SOLAR, LLC
TAB 13 TO CHAPTER 313 APPLICATION

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

QUARTER	YEAR	AVG WEEKLY WAGES*		ANNUALIZED	
FIRST	2020	\$	927	\$	48,204
SECOND	2020	\$	918	\$	47,736
THIRD	2019	\$	912	\$	47,424
FOURTH	2019	\$	966	\$	50,232
AVERAGE		\$	930.75	\$	48,399

WISE COUNTY
CHAPTER 313 WAGE CALCULATION - MANUFACTURING JOBS

QUARTER	YEAR	AVG WEEKLY WAGES*		ANNUALIZED	
FIRST	2020	\$	1,161	\$	60,372
SECOND	2020	\$	1,061	\$	55,172
THIRD	2019	\$	1,096	\$	56,992
FOURTH	2019	\$	1,078	\$	56,056
AVERAGE		\$	1,099	\$	57,148
		X	110%		110%
		\$	1,208.90	\$	62,863

CHAPTER 313 WAGE CALCULATION - REGIONAL WAGE RATE

	YEAR	AVG WEEKLY WAGES*		ANNUALIZED	
North Central	2019	\$	1,317	\$	68,476
		X	110%		110%
		\$	1,448.53	\$	75,324

* SEE ATTACHED TWC DOCUMENTATION

Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2019	03	Wise	Total All	10	Total, All Industries	912
2019	04	Wise	Total All	10	Total, All Industries	966
2020	01	Wise	Total All	10	Total, All Industries	927
2020	02	Wise	Total All	10	Total, All Industries	918

Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2019	03	Wise	Private	31-33	Manufacturing	1096
2019	04	Wise	Private	31-33	Manufacturing	1078
2020	01	Wise	Private	31-33	Manufacturing	1161
2020	02	Wise	Private	31-33	Manufacturing	1061

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

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

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

Data published: August 2020.

Data published annually, next update will likely be July 31, 2021

Annual Wage Figure assumes a 40-hour work week.

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

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

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



TAB 14

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

See attached Schedules A1, A2, B and C

Date2/10/2021Applicant NamePorter Solar, LLCISD NameSlidell ISD

Form 50-296ARevised February 2020

PROPERTY INVESTMENT AMOUNTS

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

				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other new investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Other new investment made during this year that may become Qualified Property [SEE NOTE]	Total Investment (Sum of Columns A+B+C+D)
Investment made before filing complete application with district	--	Year preceding the first complete tax year of the qualifying time period (assuming no deferrals of qualifying time period)	2021	Not eligible to become Qualified Property			[The only other investment made before filing complete application with district that may become Qualified Property is land.]	
Investment made after filing complete application with district, but before final board approval of application				0	0	0	0	
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period				0	0	0	0	
	QTP1	2022-2023	2022	104,400,000	0	0	0	104,400,000
	QTP2	2023-2024	2023	51,700,000	500,000	0	0	52,200,000
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				156,100,000	500,000	0	0	156,600,000
				Enter amounts from TOTAL row above in Schedule A2				
Total Qualified Investment (sum of green cells)				156,600,000				

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

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

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

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

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

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

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

PROPERTY INVESTMENT AMOUNTS								
(Estimated investment in each year. Do not put cumulative totals.)								
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Other investment made during this year that will become Qualified Property (SEE NOTE)	Total Investment (A+B+C+D)
Total Investment from Schedule A1*	--	TOTALS FROM SCHEDULE A1		Enter amounts from TOTAL row in Schedule A1 in the row below				
				156,100,000	500,000	0	0	156,600,000
Each year prior to start of value limitation period** <small>Insert as many rows as necessary</small>	0	2022-2023	2022					
	0	2023-2024	2023					
Value limitation period***	1	2024-2025	2024					0
	2	2025-2026	2025					
	3	2026-2027	2026					
	4	2027-2028	2027					
	5	2028-2029	2028					
	6	2029-2030	2029					
	7	2030-2031	2030					
	8	2031-2032	2031					
	9	2032-2033	2032					
	10	2033-2034	2033					
Total Investment made through limitation				156,100,000	500,000	0	0	156,600,000
Continue to maintain viable presence	11	2034-2035	2034					
	12	2035-2036	2035					
	13	2036-2037	2036					
	14	2037-2038	2037					
	15	2038-2039	2038					
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2039-2040	2039					
	17	2040-2041	2040					
	18	2041-2042	2041					
	19	2042-2043	2042					
	20	2043-2044	2043					
	21	2044-2045	2044					
	22	2045-2046	2045					
	23	2046-2047	2046					
	24	2047-2048	2047					
	25	2048-2049	2048					

* 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
Applicant Name
ISD Name

2/10/2021
Porter Solar, LLC
Slidell ISD

Form 50-296A
Revised February 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	2023-2024	2023	0	0	52,200,000	52,200,000	52,200,000	52,200,000
Value Limitation Period	1	2024-2025	2024	0	487,500	100,528,400	101,015,900	101,015,900	20,000,000
	2	2025-2026	2025	0	475,310	91,786,800	92,262,110	92,262,110	20,000,000
	3	2026-2027	2026	0	463,430	83,045,200	83,508,630	83,508,630	20,000,000
	4	2027-2028	2027	0	451,840	73,210,900	73,662,740	73,662,740	20,000,000
	5	2028-2029	2028	0	440,540	63,376,600	63,817,140	63,817,140	20,000,000
	6	2029-2030	2029	0	429,530	53,542,300	53,971,830	53,971,830	20,000,000
	7	2030-2031	2030	0	418,790	42,615,300	43,034,090	43,034,090	20,000,000
	8	2031-2032	2031	0	408,320	32,781,000	33,189,320	33,189,320	20,000,000
	9	2032-2033	2032	0	398,110	26,224,800	26,622,910	26,622,910	20,000,000
	10	2033-2034	2033	0	388,160	22,946,700	23,334,860	23,334,860	20,000,000
Continue to maintain viable presence	11	2034-2035	2034	0	378,460	22,946,700	23,325,160	23,325,160	23,325,160
	12	2035-2036	2035	0	369,000	22,946,700	23,315,700	23,315,700	23,315,700
	13	2036-2037	2036	0	359,780	22,946,700	23,306,480	23,306,480	23,306,480
	14	2037-2038	2037	0	350,790	22,946,700	23,297,490	23,297,490	23,297,490
	15	2038-2039	2038	0	342,020	22,946,700	23,288,720	23,288,720	23,288,720
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2039-2040	2039	0	333,470	22,946,700	23,280,170	23,280,170	23,280,170
	17	2040-2041	2040	0	325,130	22,946,700	23,271,830	23,271,830	23,271,830
	18	2041-2042	2041	0	317,000	22,946,700	23,263,700	23,263,700	23,263,700
	19	2042-2043	2042	0	309,080	22,946,700	23,255,780	23,255,780	23,255,780
	20	2043-2044	2043	0	301,350	22,946,700	23,248,050	23,248,050	23,248,050
	21	2044-2045	2044	0	293,820	22,946,700	23,240,520	23,240,520	23,240,520
	22	2045-2046	2045	0	286,470	22,946,700	23,233,170	23,233,170	23,233,170
	23	2046-2047	2046	0	279,310	22,946,700	23,226,010	23,226,010	23,226,010
	24	2047-2048	2047	0	272,330	22,946,700	23,219,030	23,219,030	23,219,030
	25	2048-2049	2048	0	265,520	22,946,700	23,212,220	23,212,220	23,212,220

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

2/10/2021

Applicant Name

Porter Solar, LLC

ISD Name

Slidell ISD

Form 50-296A

Revised February 2020

				Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Number of Construction FTE's	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>	0	2022-2023	2022	175 FTE	52,500	0	0	0
	0	2023-2024	2023	75 FTE	52,500	0	0	0
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2024-2025	2024	N/A	N/A	0	1	62,863
	2	2025-2026	2025	N/A	N/A	0	1	62,863
	3	2026-2027	2026	N/A	N/A	0	1	62,863
	4	2027-2028	2027	N/A	N/A	0	1	62,863
	5	2028-2029	2028	N/A	N/A	0	1	62,863
	6	2029-2030	2029	N/A	N/A	0	1	62,863
	7	2030-2031	2030	N/A	N/A	0	1	62,863
	8	2031-2032	2031	N/A	N/A	0	1	62,863
	9	2032-2033	2032	N/A	N/A	0	1	62,863
	10	2033-2034	2033	N/A	N/A	0	1	62,863
Years Following Value Limitation Period	11 through 25	2034-2049	2034-2048	N/A	N/A	0	1	62,863

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



TAB 15

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

None



TAB 16

Description of Reinvestment Zone or Enterprise Zone, including:

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

- a) Not applicable
- b) Will Submit once County creates Reinvestment Zone
- c) Will Submit once County creates Reinvestment Zone
- d) See Attached

**RESOLUTION OF THE DENTON COUNTY COMMISSIONERS COURT
Approving Tax Abatement Guidelines and Criteria (Denton County Tax Abatement Policy
2019) under Texas Tax Code Chapter 312**

The Denton County Commissioners Court at its regular session on the 10th day of December, 2019, considered the following resolution:

WHEREAS, the Property Redevelopment and Tax Abatement Act, set forth in Chapter 312 of the Texas Tax Code, authorizes counties and other taxing units to grant property tax abatements in accordance with its provisions; and

WHEREAS, pursuant to Section 312.002(a) of the Act, a taxing unit may not enter into a tax abatement agreement or designate an area as a reinvestment zone under the Act unless it has elected to become eligible to participate in tax abatement, and has established guidelines and criteria governing tax abatement agreements by the taxing unit; and

WHEREAS, on January 23, 2018, the Denton County Commissioners Court adopted the current Denton County Tax Abatement Policy, which Policy sets forth the guidelines and criteria governing tax abatement agreements to be entered into by the County under the Act; and

WHEREAS, the current Denton County Tax Abatement Policy was repealed by Denton County Commissioners Court on (and effective) December 10, 2019; and

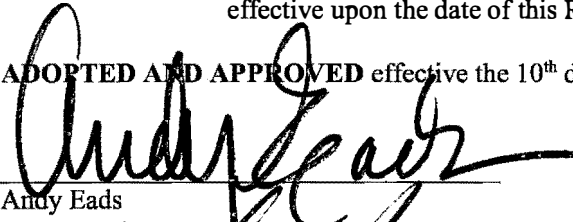
WHEREAS, Denton County wishes to continue being eligible to participate in tax abatement under the Act and, accordingly, to establish guidelines and criteria governing tax abatements by the County for the two-year period commencing December 10, 2019.

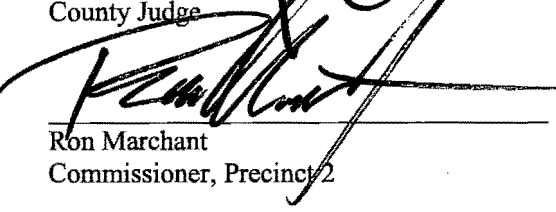
NOW, THEREFORE BE IT RESOLVED by the Commissioners Court of Denton County, Texas that:

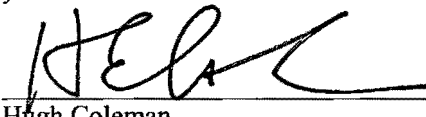
Section 1. The foregoing recitals are hereby found to be true and correct findings of Denton County, Texas, and are fully incorporated into the body of this Resolution.

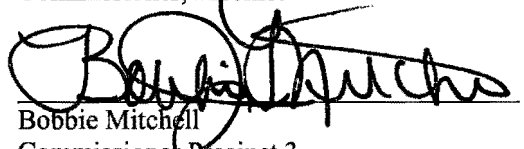
Section 2. Denton County Commissioners Court hereby establishes and adopts **Denton County Tax Abatement Policy (2019)**, attached herein as Exhibit A, which Policy: (i) sets forth guidelines and criteria governing tax abatement agreements to be entered into by Denton County under the Act; and (ii) shall become effective upon the date of this Resolution's adoption by Commissioner Court.


ADOPTED AND APPROVED effective the 10th day of December 2019.


Andy Eads
County Judge

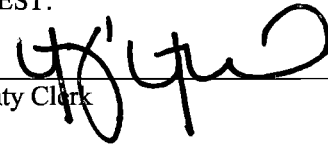

Ron Marchant
Commissioner, Precinct 2


Hugh Coleman
Commissioner, Precinct 1


Bobbie Mitchell
Commissioner Precinct 3


Dianne Edmondson
Commissioner, Precinct 4

ATTEST:


County Clerk

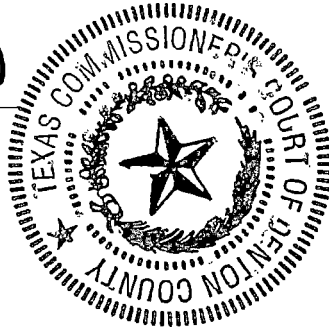


EXHIBIT A

SUBJECT: DENTON COUNTY TAX ABATEMENT POLICY (2019)
TITLE: DENTON COUNTY TAX ABATEMENT POLICY (2019)
EFFECTIVE: DECEMBER 10, 2019

I. INTRO/GENERAL PURPOSE AND REQUIREMENTS

Welcome to Denton County. The Judge and Commissioners look forward to working with you to make your investment in our area a positive experience. We are committed to the promotion of high-quality development in all parts of the county and to an ongoing improvement in the quality of life for its citizens.

Taxing jurisdictions in Texas are authorized under Chapters 311 and 312 as well as Section 11.24 of the Texas Property Tax Code to provide tax abatements for historic preservation, housing, and economic development. Denton County is authorized to work in conjunction with other taxing entities as part of an overall publicly supported incentive program, and our policy is designed to create job opportunities that bring new economic advantages and strengthen the current economic base of our community. The maximum term for any tax abatement agreement under this policy is ten years.

Insofar as these objectives are generally served by the enhancement and expansion of the local economy, Denton County will, on a case-by-case basis, give consideration not only to the investment amount of each project, but also to number of jobs created, filling an industry need in the county, and to businesses associated with current manufacturing and industry development.

The Denton County Tax Abatement Policy has been developed to help ensure that all tax abatement requests are consistently reviewed in order to provide incentives and/or assistance to the most effective and appropriate tax abatement projects.

To help ensure that all tax abatement requests are consistently reviewed and that only the most effective and appropriate tax abatement projects are undertaken, this Denton County Tax Abatement Policy has been developed.

- (a) It is the policy of Denton County that consideration of all abatement applications will be provided in accordance with the procedures and criteria outlined in this document. Nothing herein shall imply or suggest that Denton County is under any obligation to provide a tax abatement to any applicant.
- (b) Applicant and Municipalities shall adhere to all Denton County application procedures and requirements including Section III (d) for municipality-initiated tax abatement agreements and Section IV for County-initiated abatement agreements.
- (c) Requests for abatements will not be considered if, prior to the submission of an application, the project is already substantially underway or completed. A project will be considered to be substantially underway if actions such as, but not limited to the following have occurred:
 - 1. Demolition, site preparation, or the installation of infrastructure has begun;
 - 2. A building permit has been issued for construction not associated with mitigating an environmental hazard;

3. Construction (including renovations or tenant finish-out) has begun;
4. Equipment, inventory, or employees have been relocated to the new site.

Execution of a lease, the mitigation of environmental problems, the purchase of land, the completion of an environmental assessment, or the preparation of architectural and engineering plans do not constitute a project being substantially underway.

- (d) Requests for an abatement will not be considered for property that will be used in whole or in part for a sexually-oriented business, including but not limited to condoning, legitimizing, or promoting obscene materials, nude or topless modeling or dancing, adult motel operations, escort services, sexual encounter centers, sex phone centers, or any other sexually-oriented business activity. Similarly, property receiving an existing abatement for another use cannot convert this property for use as a sexually-oriented business or an establishment and still retain this abatement.
- (e) Requests for an abatement will not be considered for an applicant with which the County is currently involved in or has within the past thirty-six months been involved in litigation, a pending claim, or unsatisfactory contractual performance, nor to any applicant indebted to the county for ad valorem taxes or other obligations.
- (f) The County Abatement Application must be submitted to the appropriate County Representatives. The appropriate County Representatives are defined as the Denton County Economic Development Director and Commissioners Court member in whose precinct the property that is the subject of the abatement application is located. Because the availability of abatement assistance can facilitate the selection of a specific site when numerous sites are under consideration, the appropriate County Representative may issue or instruct staff to issue verbal or written proposed terms for a particular abatement agreement. Proposed terms are non-binding. Denton County reserves the right to request other information deemed necessary for evaluating the application.
- (g) The County Abatement Application shall be completed and delivered to the appropriate County Representatives.
- (h) The amount of the abatement shall consist of a percentage of the County Ad Valorem Tax obligation calculated as follows:

NEW COMPANY/INVESTMENT			
CAPITAL INVESTMENT	OR	NEW FTE AND/OR EQUIVALENT	ABATEMENT AMOUNT
\$1,000,000-9,999,999		10 - 50	Not to exceed 20% of the County Ad Valorem Tax Obligation
10,000,000-19,999,999		51 - 100	Not to exceed 25% of the County Ad Valorem Tax Obligation
20,000,000-29,999,999		101-150	Not to exceed 30% of the County Ad Valorem Tax Obligation

30,000,000-39,999,999		151-200	Not to exceed 35% of the County Ad Valorem Tax Obligation
40,000,000-49,999,999		201-250	Not to exceed 40% of the County Ad Valorem Tax Obligation
MORE THAN \$50,000,000		251-OVER	Such percentages of the County Ad Valorem Tax Obligations as may be deemed appropriate by the Commissioners Court of Denton County, Texas

MODERNIZATION AND/OR EXPANSION			
CAPITAL INVESTMENT	OR	NEW FTE AND/OR EQUIVALENT	ABATEMENT AMOUNT
\$1,000,000-9,999,999		10 - 50	Not to exceed 25% of the County Ad Valorem Tax Obligation
10,000,000-19,999,999		51 - 100	Not to exceed 30% of the County Ad Valorem Tax Obligation
20,000,000-29,999,999		101-150	Not to exceed 35% of the County Ad Valorem Tax Obligation
30,000,000-39,999,999		151-200	Not to exceed 40% of the County Ad Valorem Tax Obligation
40,000,000-49,999,999		201-250	Not to exceed 45% of the County Ad Valorem Tax Obligation
MORE THAN \$50,000,000		251-OVER	Such percentages of the County Ad Valorem Tax Obligations as may be deemed appropriate by the Commissioners Court of Denton County, Texas

HIGHER WAGE ELIGIBILITY	
PROJECT ELIGIBLE FOR 2% INCREMENTAL INCENTIVE ABOVE BASE FOR EVERY FTE AND/OR EQUIVALENT EXCEEDING 10% ABOVE COUNTY AVERAGE WAGE	
PERCENTAGE OF AVERAGE COUNTY WAGE	INCENTIVE PERCENTAGE
110%	2 %
120%	4%
130%	6%

140%	8%
150%	10%
160%	12%
170%	14%
180%	16%
190%	18%
200%	20%
COUNTY AVERAGE WAGES BASED ON MOST RECENT FOUR QUARTERS REPORTED UNDER PRIVATE OWNERSHIP - TEXAS LABOR MARKET INFORMATION - TEXASLMI.COM (PRIVATE OWNERSHIP NOT EXCLUDING PUBLICLY TRADED COMPANIES)	

- (i) An abatement agreement approved by the affirmative vote of a majority of the Commissioners Court in a regularly scheduled meeting may authorize a percentage of the County Ad Valorem Tax obligation other than that found in Section I(h).
- (j) In order to enter into a tax abatement agreement, the Commissioners Court must find that the terms of the proposed agreement meet Guidelines and Criteria and that:
 - 1. There will be no substantial adverse effect on the provision of the jurisdiction's service or tax base; and
 - 2. The planned use of the property will not constitute a hazard to public safety, health or morals.

II. DEFINITIONS

- (a) "Abatement" means the full or partial exemption from ad valorem taxes of certain real property and personal property in a reinvestment zone designated for economic development purposes.
- (b) "Agreement" means a contractual agreement between a property owner and/or lessee and an eligible jurisdiction for the purposes of tax abatement.
- (c) "Applicant" means the firm, party, entity, or organization that would be receiving the tax abatement if granted.
- (d) "Authorized Facility" A facility may be eligible for abatement if it is a Manufacturing Facility, a Regional Distribution Center Facility, a Regional Service Facility, a Non-Manufacturing Facility, or Other Basic Industry as defined. The economic life of a facility and any improvements must exceed the life of the abatement agreement.
- (e) "Base Year Value" means the certified value of eligible property January 1, preceding the execution of the agreement plus the agreed upon value of eligible property improvements made after January 1 but before the execution of the agreement.
- (f) "Creation of New Value" Abatement may only be granted for the additional value of eligible property improvements made subsequent to and listed in an abatement agreement between the County and the property owner and/or lessee, subject to such limitations as Commissioners Court may require.

- (g) "Economic Life" means the number of years a property improvement is expected to be in service in a facility.
- (h) "Eligible Jurisdiction" means Denton County and any municipality or other entity located in Denton County that levies ad valorem taxes upon and provides services to property located within the proposed or existing reinvestment zone.
- (i) "Eligible Property" Abatement may be extended to the value above base year value of buildings, structures, fixed machinery and equipment, fixed personal property, site improvements, and any other real and/or business personal property plus that office space and related fixed improvements necessary to the operation and administration of the facility.
- (j) "Expansion" means the addition of buildings, structures, fixed machinery and equipment, and fixed personal property for purposes of increasing production capacity.
- (k) "Facility" mean property improvements completed or in the process of construction, which together comprise an integral whole.
- (l) "Fixed Machinery and/or Personal Property" means tangible machinery, equipment, and fixed personal property that is securely placed or fastened and stationary within a building or structure, or which is movable but remains at and is used solely at the project site.
- (m) "Ineligible Property" The following types of property shall be fully taxable and ineligible for abatement: land, and any property included in the calculation of base year value as defined.
- (n) "Manufacturing Facility" means buildings and structures, including fixed machinery and equipment, and fixed personal property, the primary purpose of which is or will be the manufacture of tangible goods or materials or the processing of such goods or materials by physical or chemical change.
- (o) "Modernization" means the replacement and upgrading of existing facilities. Modernization may result from the construction, alteration or installation of buildings, structures, fixed machinery and equipment and fixed personal property. It shall not be for the purpose of reconditioning, refurbishing or repairing.
- (p) "New Facility" means a property previously undeveloped that is placed into service by means other than or in conjunction with expansion or modernization.
- (q) "New and Existing Facilities" Abatement may be granted for new facilities and improvements to existing facilities for the purposes of modernization or expansion.
- (r) "Non-Manufacturing Facilities" means building and structures used to service and/or house individuals on a permanent or temporary basis.
- (s) "Other Basic Industry" means buildings and structures including fixed machinery and equipment, and fixed personal property not elsewhere described, used or to be used for the production of products or services that result in the creation of new permanent jobs and bring new wealth into Denton County.

- (t) "Owned/Leased Facilities" If a leased facility is granted abatement, the agreement shall be executed with the lessor and the lessee.
- (u) "Regional Distribution Center Facility" means buildings and structures, including fixed machinery and equipment, and fixed personal property, used or to be used, primarily to receive, store, service or distribute goods or materials owned by the facility operator.
- (v) "Regional Service Facility" means buildings and structures, including fixed machinery and equipment, and fixed personal property, used or to be used to service goods.
- (w) "Research Facility" means building and structures, including fixed machinery and equipment and fixed personal property, used or to be used primarily for research or experimentation to improve or develop new tangible goods or materials, or to improve or develop the production processes thereto.
- (x) "Reinvestment Zone" means a geographical area of the County that meets the criteria of Chapters 311 or 312 of the Texas Property Tax Code.
- (y) "Taxability" From the execution of the abatement to the end of the agreement period taxes shall be payable as follows:
 1. The value of ineligible property shall be fully taxable;
 2. The base year value of existing eligible property shall be fully taxable;
 3. The additional value of the eligible property shall be taxable in the manner and for the period provided for in the abatement agreement; and
 4. The additional value of the new eligible property shall be fully taxable at the end of the abatement period.

III. MUNICIPALITY-INITIATED AGREEMENTS-ADDITIONAL CRITERIA/INFORMATION

- (a) The Denton County Commissioners Court recognizes that each municipality within the County has a different vision and goal for its economic development efforts. Denton County will endeavor to work in concert with other taxing authorities as part of an overall publicly supported incentive program designed to create job opportunities that bring new economic advantages or strengthen the current economic base of our community. The terms and conditions of a tax abatement agreement entered into between a municipality and an applicant are separate from the terms and conditions of any tax abatement agreement entered into between said applicant and the County. Commissioners Court will determine, in accordance with this Policy and applicable law, what terms and conditions to include in its agreement (if any) with said applicant, which terms and conditions may be additional to and/or different from those in municipality's agreement.
- (b) It is the intent of the Commissioners Court to consider granting an abatement to an applicant that has a tax abatement agreement with a municipality, provided that:
 1. Granting the requested abatement would not encourage the applicant to move its project from one Denton County municipality to another, unless both

municipalities have expressed their approval of the requested abatement in writing.

2. Granting the requested abatement would not provide one Denton County municipality with a competitive advantage over another Denton County municipality seeking the same project.
3. The level of abatement requested does not exceed the level of abatement granted by the municipality.

Notwithstanding subsection 3 above, Commissioners Court may, in its discretion, consider and grant a request for abatement that exceeds the abatement granted by the municipality.

- (c) In the case where the property is located within a municipality's extraterritorial jurisdiction, the municipality shall be the initiating taxing entity unless expressly deferred to the County.
- (d) Application Procedures. In addition to the general application requirements found in Section I, Municipality-Initiated Abatements will only be awarded when the following procedures have been followed:
 1. Municipality in which the project is located makes County aware of applicant request for Municipality abatement and invites County comments during negotiation. County makes Municipality aware of concerns/changes prior to final action by Municipality.
 2. Applicant makes application to appropriate County Representatives for County Tax Abatement after applying with municipality.
 3. County Representatives ensure County's Policy is met and make a recommendation regarding proceeding with approval of a County tax abatement agreement.
 4. Commissioners Court shall not approve County tax abatement agreement until municipality's agreement has been approved and executed and applicant has signed a County tax abatement agreement.

IV. COUNTY-INITIATED AGREEMENTS – ADDITIONAL CRITERIA/INFORMATION

For those areas within Denton County that are not located within the boundaries of an incorporated municipality or are within the extraterritorial jurisdiction of a municipality and the municipality has deferred to the County, or are in unincorporated areas not located in a municipality's extraterritorial jurisdiction, the following criteria contained in these guidelines will be applied by the Commissioners Court when considering the establishment of a reinvestment zone and adopting a County tax abatement agreement.

- (a) Economic Qualification. In order to be eligible for designation as a reinvestment zone and receive a Tax Abatement, the planned improvement:
 1. Must be reasonably expected to have an increase in positive net economic benefit

to Denton County as described in Section I(h) over the life of the Abatement, computed to include new sustaining payroll and/or capital improvements. The number and type of new jobs will also factor into the decision to grant an Abatement; and

2. Must not be expected to solely or primarily have the effect of transferring employment from one part of Denton County to another without a super-majority vote of approval from the Commissioners Court.

(b) Application Procedures. In addition to the general application requirements found In Section I, County-Initiated Abatements will only be awarded when the provisions of Chapters 311 or 312 of the Texas Local Government Code have been met, including the following:

1. Any present or potential owner of taxable property in unincorporated Denton County may request the creation of a reinvestment zone and tax abatement by filing a written request with the appropriate County Representatives as defined in Section I(f).
2. All applications for creation of reinvestment zones and Abatements shall incorporate a feasibility study estimating the economic effect of the proposed reinvestment zone and Tax Abatement on Denton County, other eligible participating jurisdictions, and the applicant.
3. Upon receipt of a completed application for creation of a reinvestment zone, the appropriate County Representatives shall notify in writing and provide a copy of the application to the presiding officer of the governing body of each eligible jurisdiction.
4. The Commissioners Court may not adopt a resolution creating a reinvestment zone until it has held a public hearing at which interested parties are entitled to speak and present evidence for or against its designation. Notice of the hearing shall be clearly identified on the Commissioners Court agenda at least 30 days prior to the hearing and a public notice shall be published in a general circulation publication at least 30 days prior to the hearing.

V. ASSIGNMENT

Tax abatement agreements may be assigned to a new owner of the entire property with the written consent of the Commissioners Court, which consent shall not be unreasonably withheld. Any assignment shall provide that the assignee shall irrevocably and unconditionally assume all the duties and obligations of the assignor upon the same terms and conditions as set out in this Policy and the tax abatement agreement.

VI. ADMINISTRATION AND EVALUATION

- (a) The County will have the right to inspect the facility to determine if the terms and conditions of the tax abatement agreement are being met. All inspections will be made after the giving of twenty-four (24) hours' notice and will be conducted in such a manner as to not unreasonably interfere with the construction or operation of the facility. All inspections will be made with one or more representatives of the recipient

and in accordance with its safety standards.

- (b) The County shall annually evaluate each facility receiving a County tax abatement to ensure compliance with this Policy and the tax abatement agreement. On or before April 30th of every year during the life of the County tax abatement agreement, the recipient of said agreement shall complete and file a Tax Abatement Evaluation Report with the appropriate County Representatives detailing and certifying the recipient's compliance with the terms of said Agreement. Failure to provide information requested in the Tax Abatement Evaluation Report, or other requested information, by the prescribed deadline may result in previously abated taxes becoming being due and payable.

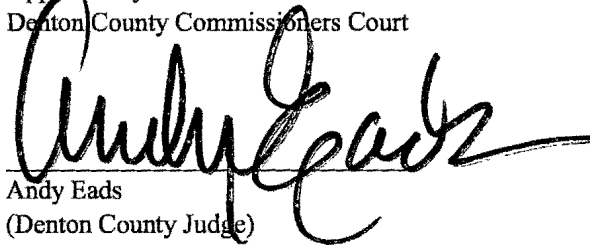
VII. RECAPTURE

If a County tax abatement agreement recipient is not in compliance with this Policy or said agreement, then said agreement shall not be in effect for the period of time during which non-compliance occurs. If a recipient's project is not completed as specified in the County tax abatement agreement, the County has the right to modify or cancel said agreement and determine which previously abated taxes are due to the County. The decision to seek full or partial recapture lies solely with the County.

VIII. SUNSET PROVISION

This County Policy is effective upon the date of its adoption. Commissioners Court may review this Policy on a periodic basis, along with any tax abatements granted and reinvestment zones created under it, to evaluate its use and its effectiveness in achieving intended goals. The term of this Policy is governed by Texas Tax Code Section 312.002, as is its amendment, repeal or renewal.

Approved by:
Denton County Commissioners Court

A handwritten signature in black ink, appearing to read "Andy Eads", is written over a horizontal line.

Andy Eads
(Denton County Judge)

DATED: December 10, 2019



Denton County

Application for Tax Abatement/Reinvestment Zone

I. APPLICANT INFORMATION

Applicant/Property Owner:

Entity/Project Name to appear in Agreement:

Mailing Address:

Telephone: Fax:

Other names Entity/Project may be known by:

Applicant's Representative for contact regarding abatement request:

Name and Title:

Mailing Address:

Telephone: Fax: E-mail:

Name of Municipality (if applicable):

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

Name and Title:

Mailing Address:

Telephone: Fax: E-mail:

II. PROPERTY AND PROJECT DESCRIPTION

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

Project Description:

Description of activities, products, or services produced and/or provided at project location:

Current Assessed Value: Real Property: \$ Personal Property: \$

Estimated start date of construction/site improvements:

Projected date of occupancy/commencement of operations at project site:

Please indicate dates for phases if applicable:

Location of existing company facilities:

Requested level of Tax Abatement: % of eligible property for years.

Explain why tax abatement is necessary for the success of this project. Include business pro-form as or other information to substantiate your request.

III. PROJECTED VALUE OF IMPROVEMENTS

Value of Real Property prior to Improvements \$

Estimated Value of Real Property Improvements \$

Estimated Value of Personal Property Improvements \$

Will any infrastructure improvements (roads, drainage, etc.) be requested of Denton County for this project?

Yes ☐ No ☐

If yes, describe requested infrastructure improvements:

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

IV. EMPLOYMENT IMPACT AT PROJECT LOCATION

A. NEW EMPLOYMENT

Projected number of new jobs created as a result of the proposed improvements:

Full-time

Part-Time

Provide types of jobs created and average salary levels:

Start date and annual payroll of new permanent positions (if positions to be phased in, provide figures for each phase year):

Number of employees transferring from other company locations:

B. CONSTRUCTION RELATED EMPLOYMENTS

Projected number of construction related jobs:

Estimated total construction payroll: \$

C. CURRENT COMPANY/PROJECT LOCATION EMPLOYMENT

Current Number of Employees: Full-time Part-time

Average annual payroll: \$

V. ENVIRONMENTAL IMPACT OF PROJECT

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

Air Quality ☐ Water Quality ☐ Solid Waste Disposal ☐ Storm/Water Runoff ☐
Floodplain/Wetlands ☐ Noise levels ☐ Diesel/Bio-Diesel ☐ Other (specify) ☐

Provide detail on existing and new fleet vehicles, specifying types of vehicles, quantities and fuel used (gasoline, diesel, LP gas, CNG, etc.):

VI. ADDITIONAL INFORMATION (TO BE ATTACHED)

- ☐ Letter addressing additional criteria pursuant to Sections III and IV of the Denton County Tax Abatement Policy
- ☐ Descriptive list and value of real and personal property improvements
- ☐ Plat/Map of Project Location
- ☐ Project Time Schedule
- ☐ Tax Certificates on all accounts showing property taxes paid for the most recent tax year, as applicable
- ☐ Copy of Applicant's Application for Abatement with Municipality (if applicable) is required with submission of County Application

NOTE: Copy of the executed Municipality Abatement Agreement is required after execution

VII. CERTIFICATION

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

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

Signature

Title

Printed Name

Date

Return completed application and attachments to:

Commissioner Precinct 1

Sanger Road & Bridge – East Facility
1175 Union Hill Road
Sanger, Texas 76226
(940) 349-2810 (Metro)

Hugh.coleman@dentoncounty.com

Commissioner Precinct 2

Sandy Jacobs Government Center
1029 W. Rosemeade Parkway
Carrollton, Texas 75007-6251
(972) 434-7140 (Metro)

Ron.marchant@dentoncounty.com

Commissioner Precinct 3

Lee Walker Government Center
400 N. Valley Parkway, Suite 2068
Lewisville, Texas 75067
(972) 434-4780 (Metro)

Bobbie.mitchell@dentoncounty.com

Commissioner Precinct 4

Southwest Courthouse
6200 Canyon Falls Drive, Suite 900
Flower Mound, Texas 76226
(972) 434-3960

Dianne.edmondson@dentoncounty.com



Denton County Annual Tax Abatement Evaluation Report

Reporting Period: January 1, to December 31,

I. PROJECT INFORMATION

Property Owner:

Company/Project Name:

Project Contact:

Title:

Telephone:

Fax:

E-mail:

Property Owner Address:

Company Address (if different):

Address of Property Subject to Abatement:

Has construction/installation of planned improvements commenced? Yes ☐ No ☐

If Yes, on what date?

If No, please explain.

Has construction/installation of planned improvements been completed? Yes ☐ No ☐

If Yes, on what date?

If No, please estimate completion date *and* attach a current time schedule for the project:

Date on which *Certificate of Occupancy* was received:

II. INVESTMENT / VALUATION

REAL PROPERTY

Current Year Appraised Value – Land: \$

Current Year Appraised Value – Improvements: \$

Construction Costs Incurred This Reporting Period: \$

Appraised Value of Improvements Added This Period: \$

PERSONAL PROPERTY

Current Year Appraised Value – Machinery, Equipment, and Other Business Personal Property: \$

New Machinery and Equipment Costs Incurred During Period: \$

Current Year Appraised Value Inventory and Supplies: \$

Appraised Value of Machinery, Equipment, and Other Business Personal Property Added This Period: \$

Percentage/Amount of Inventory Subject to Other Exemptions (i.e., Freeport/Foreign Trade Zone):

%

III. JOB CREATION / RETENTION

Total Current Employees at End of Reporting Period: Full-time Part-time
Number of New Employees Added During Reporting Period: Full-time Part-time
Number of New Employees Added Since Abatement Agreement: Full-time Part-time
Annual Payroll During Reporting Period: \$
Average Salary During Reporting Period: \$

IV. CONSTRUCTION

Construction Dollars Spent This Reporting Period: \$
Number of Construction Related Jobs This Period:
Total Construction Payroll This Period: \$

V. ENVIRONMENTAL FACTORS

Does your company encourage, facilitate, and/or provide subsidies/initiatives for alternative commute options (i.e., bus, vanpools, carpools, telecommuting, etc.)? Yes ☐ No ☐

If Yes, Please Describe:

Number of Fleet Vehicles Purchased This Period:
Describe Use of Vehicles:
Number of New Vehicles Per Type of Fuels Used:

Gasoline

Diesel

LPG

CNG

Electric

Other

Number of Gasoline Vehicles Rated as LEV (Low Emission Vehicles):

VI. ADDITIONAL INFORMATION (TO BE ATTACHED)

- ☐ Copy of Personal Property List Rendered to the Denton Appraisal District
- ☐ Brief Narrative Highlighting The Progress And Status of the Project
- ☐ If Applicable, a Statement Addressing Any Failure to Meet Requirements of the Tax Abatement Agreement and a Plan for Rectification

VII. CERTIFICATION

I certify that, to the best of my knowledge and belief, the information and attachments provided herein are true and accurate and in compliance with the terms of the tax abatement agreement with Denton County.

Name of Certifying Officer

Title

Phone

Fax

Signature of Certifying Officer

Date

In order to remain eligible for the abatement of Denton County, you must return the completed report by April 30th, of every year during the life of the Tax Abatement Agreement to the designated County Representative in the applicable Precinct, See below:

Commissioner Precinct 1

Sanger Road & Bridge – East Facility
1175 Union Hill Road
Sanger, Texas 76266
(940) 349-2810 (Metro)

Hugh.coleman@dentoncounty.com

Commissioner Precinct 2

Sandy Jacobs Government Center
1029 W. Rosemeade Parkway
Carrollton, Texas 75007-6251
(972) 434-7140 (Metro)

Ron.marchant@dentoncounty.com

Commissioner Precinct 3

Lee Walker Government Center
400 N. Valley Parkway, Suite 2068
Lewisville, Texas 75067-3466
(972) 434-4780 (Metro)

Bobbie.mitchell@dentoncounty.com

Commissioner Precinct 4

Southwest Courthouse
6200 Canyon Falls Drive, Suite 900
Flower Mound, Texas 76226
(972) 434-3960

Dianne.edmondson@dentoncounty.com



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**

Taylor Williams

Print Name (Authorized School District Representative)

Superintendent

Title

**sign
here**

Taylor Williams

Signature (Authorized School District Representative)

2-23-2021

Date

2. Authorized Company Representative (Applicant) Signature and Notarization

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

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

**print
here**

Ben Catt

Print Name (Authorized Company Representative (Applicant))

Chief Executive Officer

Title

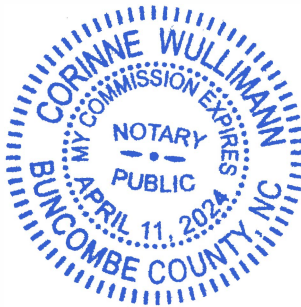
**sign
here**

Ben Catt

Signature (Authorized Company Representative (Applicant))

02.12.2021

Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

12th day of February, 2021Notary Public in and for the State of ~~Texas~~ North Carolina

My Commission expires: 04.11.2024

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.