



CUMMINGS WESTLAKE

PROPERTY TAX ADVISORS

October 5 12, 2020

The Honorable Ed Smith  
Mills County Judge  
1011 4<sup>th</sup> Street  
P.O Box 483  
Goldthwaite, TX 76844

Re: **Tax Abatement Application of Priddy Wind Project, LLC**

Dear Judge Smith:

Our client, Priddy Wind Project, LLC ("Priddy Wind"), hereby files an amended Application to mills County Texas for abatement of property taxes pursuant to Chapter 312 of the Texas Tax Code replacing the Application initially filed on July 20, 2020. The project description and project maps initially provided inadvertently included potential alternative turbine locations thereby overstating the number of turbines to be installed as part of the project.. The project description and maps contained in this amended Application reflect the planned turbine locations only. In addition, Priddy Wind is requesting that Mills County create the Priddy Wind Project, LLC Reinvestment Zone described in the legal description and map attached to this Application. In making this Application, Priddy Wind is requesting a tax abatement agreement in which the County would abate 60% of the annual calculated tax for a period of five years followed by a 40% abatement of the annual taxes for an additional five year period. Alternatively, the Company would request 100% abatement of County Taxes for a period of ten years and agree to make annual level PILOT payments during the ten-year period of \$744,160. Both of these alternatives generate equal cash flows to the County over a 30 year period as shown in the attached spreadsheet. We understand that the terms of any Agreement that may be reached would be finalized after further discussions with the County. The company may be contacted at the following address and phone number:

Christina White  
Senior Project Developer  
3760 State Street, Suite 200  
Santa Barbara, CA 93105  
310-924-1451

16410 N Eldridge Pkwy | Tomball, Texas 77377

P: 713.266.4456 W: cwlp.net

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

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

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

Priddy Wind Project, LLC is proposing to construct a wind powered electric generating facility in Mills County. The proposed Project would be constructed in the northeast portion of Mills County east of state highway 218 and north of U S highway 84 between the towns of Priddy and Goldthwaite within the Priddy Wind Project, LLC Reinvestment Zone which we are requesting the County create. A map showing the location of the project is included in the Application.

The proposed Project is anticipated to have a total capacity of 300 MW ac, all of which will be located in Mills County. The project will be located in both Priddy ISD and Goldthwaite ISD. Wind power generation equipment selection is ongoing at this time and has not been finalized. The exact number and size of turbines has not been finalized and will depend on the turbines selected, manufacturers availability and prices, ongoing engineering design optimization and the final megawatt generating capacity of the Project when completed. Current plans are to install 63 wind turbines with a nameplate generating capacity rating of 4.8MW each within Priddy ISD and Goldthwaite ISD. The equipment subject to this Tax Abatement request includes wind turbines, towers, concrete foundations, equipment to gather

meteorological data, transformers, collection systems, transmission lines, electrical interconnections, maintenance and operations building, control systems necessary for commercial generation of electricity, roadways, paving, fencing, electrical substations, and generation transmission tie line and associated towers, and interconnection facilities.

Construction of the Project is anticipated to begin in the first quarter of 2021 with completion by year end 2021

This project will have a positive economic benefit to Mills County, Goldthwaite ISD and Priddy ISD through increased economic activity, and tax revenues. Following the abatement period, the project will still have a remaining useful life of twenty years or more where it will continue to provide employment, local economic benefits, and boost the ad valorem tax base of both the County and the two ISDs. Once constructed, wind farm facilities operate largely autonomously requiring minimal manpower. With the foregoing in mind the project has committed to create at least 5 new permanent jobs at a wage rate greater than the current average manufacturing wage rate in the County. We estimate this wage to average \$58,000 annually. In addition, during peak construction, the project will employ 200 temporary construction workers and generate significant local economic benefits to the county and surrounding communities.

Estimated capital improvement cost for the Mills County project is expected to be approximately \$312,000,000.

We look forward to working with you and the Commissioner's Court on this project. Please do not hesitate to contact me if you have questions or would like additional information.

Sincerely,



Sam Gregson  
Senior Consultant



MILLS COUNTY TAX ABATEMENT  
APPLICATION FOR  
ECONOMIC

DEVELOPMENT INCENTIVES

PROPERTY/PROJECT DESCRIPTION

1. Property Owner: **Priddy Wind Project, LLC**  
  
Mailing Address: **3760 State Street, Suite 200**  
**Santa Barbara, CA 93105**  
  
Telephone: **310-924-1451**
2. Project Sponsor: **ENGIE North America**  
(If different than property owner)  
Mailing address: **3760 State Street, Suite 200**  
**Santa Barbara, CA 93105**  
  
Telephone: **310-924-1451**
3. Applicant's Representative: **Christina White**  
  
Telephone: **310-924-1451**
4. Property Address: **See Attached Legal Description**
5. Located within **Priddy Independent School District and Goldthwaite Independent School District**
6. Description of Project: **See Attached Project Description**
7. Date (s) projected for occupation of project/initiation of operations:  
**Commence Construction February 2021**  
**Begin Commercial Operation December 2021**
8. Employment Impact
  - a. How many jobs will be brought to Mills County? **5**
  - b. What types of jobs will be created? **1 Supervisors, 4 technicians**
  - c. What will the total annual payroll be? **\$290,000 + benefits**

9. Fiscal Impact

- a. How much real and personal property value will be added to the tax rolls?  
**See Attached Financial Model**
- b. How much direct sales tax will be generated?  
**Unknown at this time**
- c. How will this project affect existing business and/or office facilities?  
**Increased local revenues to restaurants and local hotels during construction.  
No negative impact to existing business in the area is anticipated**
- d. What infrastructure construction would be required?  
**Potential road widening for turbine blade and nacelle delivery to the site. Any infrastructure requirements would be addressed through a road use agreement with the County to mitigate cost to the County.**
- e. What is the total annual operation budget of this facility projected to be?  
**Annual Operating budget is estimated to be \$6.3 million**

10. Community Impact

- a. What effect would the project have on the local housing market?  
**No long-term impact is anticipated on the housing market. Rental market may see some positive activity during the construction period.**
- b. What environmental impact, if any, will be created by the project?  
**A significant number of environmental studies have been undertaken during the early stages of project development and no environmental issues have been identified.**

11. Type and value of incentive requested:

**Priddy Wind Project, LLC is requesting a ten year abatement with 60% abatement for years 1 – 5 and 40% abatement for years 6 – 10. Mills County Taxes would be abated either through annual abatement or an equivalent annual PILOT payment.**

**Priddy Wind Project, LLC**

**Legal Description**

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5.53 AC	Jacob Becker Survey, Abstract 12 - Volume 295, Page 214	BORHO & PHILLIPS TRUST
334.62 AC	272.35 AC Harrison Shropshire Survey, Abstract 584. 62.27 AC N. O. Huckabee Survey, Abstract 134 - Volume 116, Page 577	MEMO 1ST AMEND WLEA_WAGGONER, SUE & LONG EST, AMANDA (1)
320 AC	73.66 AC C.H. Partin Survey, Abstract 547, 36.652 AC P. H. Partin Survey, Abstract 546, 34.232 AC R.O. Forrest Survey, Abstract 751- Volume 135 Page 542; 75.681 Ac C. H. Partin Survey, Abstract 547, 41.056 AC P.H. Partin Survey, Abstract 546, 1.127 AC R.O Forrest Survey, Abstract 751, 113.985 AC Cary D,. Gary Survey No. 2 Abstract 279- Volume 135, Page 542; 1.812 AC R. O. Forrest survey No 1, Abstract 751-Volume 135, Page 542; 2.213 AC R.O. Forrest Survey No.1, Abstract 279- Volume 135, Page 542	MEMO OF 1ST AMEND WLEA_LONG EST, AMANDA & WIGGINS, FRANCES (1)
600.307 AC 370.7 AC	Abstracts 231,479,1298,1051,486,1200,1265,1238,1119 Volume 228, Page 253 Jonathan Johnson Survey, Abstract 397	MEMO OF TEA (UNRECORDED)_SCHUNKE, JAMES (1) MEMO OF TEA_MANN, JOHN & NELDA (1)
244.283 AC	81.385 AC E.T Railroad Survey, Abstract 795, 42.896 AC W.B Jones Survey, Abstract 786, 100.002 AC E. Carter Srvey, Abstract 138	TURNER, TERESA & VERNON, VICKI
80.44 AC	E. T Railroad Survey, Abstract 795 - Volume 215, Page 495	W.D. HENRY HERITAGE TRUST
245.09 AC	392.88 AC Survey 23, Abstract 723, 55.87 Avres Will Hubert Survey and 41.41 AC W. B. Jones Survey - Volume 85, Page 639	WESSON & SCHRIVER
144 68 AC 86.5 AC	Hays County School Lands Survey - Volume 107, Page 181 F.J. Nuckols Survey - Volume 32, Page 247	GREER, CARLTON & PAMELA (RE-RECORDED)_MUEHLBRAD, EMORY & WANDALIE

166.2 AC BL879 AC 1463.7 AC	J.M Griffin Survey, Abstract 308, 70 AC E.T RY Company Survey, Abstract 308, 270 AC Thomas Parker Survey No 211, 369 AC Thomas parker Survey No. 211 Abstract 538, 80 AC John D. Moody Survey, Abstract 465 Volume 129, Page 479	(RE-RECORDED)_PRIDDY & PRIDDY (RE-RECORDED)_WILSON, WILSON & CLARK (A)
107.352 AC	John J. Lampkin Survey, Abstract 426 - Volume 101, Page 306	(UNRECORDED)_OXFORD, WILLIAM PHILMER
8.82 AC	R.O. Forrest Survey No.2, Abstract 1354 - Volume 92, Page 174	(UNRECORDED)_PERRY, JOHN
820.22 AC	Hays County School Land Survey 114, Abstract 316 - Volume 281, Page 575; 319 AC Hays County School Land Survey No 114, Abstract 316 - Volume 213, Page 735; 319.22 AC Hays County School land Survey No 114, Abstract 316 - Volume 256, Page 770	1984 HILLIARD LP, ET AL
401.09 AC	3.43 AC T&ST LRR Company Sur - Volume 112, Page 75; 180.02 AC T&ST LRR Company Survey - Volume 5, Page 457; 217.64 AC J H Roberts Sur and J B Leslie Sur. - Volume 5, Page 458	ABLES, ROBERT WAYNE & JEAN
50 AC	Harrison Shropshire Sur., Abstract 582 - Volume 163, Page 385	AFFOLTER, RONALD & CHERYL
212.00 AC	ET RR Survey, Abstract 231	ANDREWS, DUKE
438.77 AC	Maxwell Steel Sur., Abst 558	BACHMAN PROPERTIES, LTD
206.75 AC	Volume 99, Page 201	BEARDSLEY, VALETA KAY ET AL
418.75 AC	F. J. Nuckols Sur., Abst 517, John Seider Sur., Abst 1508, J.O. Swindle Sur., Abst 1527, J.O Swindle Sur., Abst 1505 Volume 159, Page 923	BORHO JR., JOHN
67.16 AC +/-	35.35 AC HT&B RR Co. Sur, Abst 360, 31.81 AC R.W. Ballentine Survey, Abst 36	BROWN, TRUEMAN LAFRANCE
160 AC	TX & St. Louis RY Company Sur No 9 - Volume 15, Page 675	BUNTING & POER ET AL
155.3 AC	J.D Calloway Sur., Abst 1123, W. H. Livingston Survey, Abst 1313 - Volume 112, Page 478	BURKES, JAMES & MYRNA

501.89 AC		BUTLER & GREEN
486.152 AC	Huckabee Sur., 109.826 AC R. M. Hnd Sur., 49.826 AC	
80AC	John H. Shahan Sur., 101.5 AC Harrison Shropshire Sur., J. W Cockrum Sur. - Volume 119, Page 141	CARR FAMILY TRUST CARR TRUST & A.G. CARR
284.94 AC	TX & St Louis RR Survey, 105.9 AC T & ST.L RR Survey #6 - Volume 110, age 193; T & St.L RR Sur. #6 - Volume 110, Page 193	CARR, CULLEY & TRACY
160 AC	160 Ac Hugh Dunlap Sur., Abst 188, 149.4 AC J.V Cockrum Sur, Abst 1338, 7.34 AC Matthew McGowan Sur., Abst 470	CARR, STACY & TRACY
235.239 AC	60.654 AC W. H. Ratliff Surv., Abst 1399. 15858 AC R W Ballentine Sur., Abst 85, 159 AC Sheds J M McHenry Sur, Abts 760	COATS, N.M. & RUTH
479.52 AC	160 Ac Shed GM Currie Sur, Abst 161; 150.620AC Sheds Washington Lane Sur, Abst 434; .04 AC JS Newman Sur, Abst 520; 61.5 Ac RO Forrest Sur, Abst 751; 107.4 AC Sheds WE Gray Sur, Abst 961	COLLIER, GLYNN
219.275 AC	1.025 AC James A Winn Sur - Volume 72, Page 418; 16.2 AC - Volume 122, Page 60; 55.85 AC - Volume 90, Page	CORBELL, MARK & DIANNE
214.12 AC	551; 146.2 AC - Volume 72, Page 418	CROUCH FAMILY TRUST
130.75 AC	T & St. L Rrsur No 12	DRUECKHAMMER, ALTON & CHERLINE
20.356 AC	Jacob Becker Sur, - Volume 47, Page 248	EDINGTON, BILL & JANA(SFS)
129.752 AC	Volume 160, Page 563	FLIPPEN & FLIPPEN (B)
200 AC	Shed Harrison Shropshire Sur, Abst 585	FLIPPEN & FLIPPEN
12.02 AC	T & St. L RR Sur, Abst 1330 - Volumr 210, Page 3	FULK, KIRKLAND & RAYETEE
7.12 AC	E. A. Absher Sur, Abst 1193	G. OWENS INVESTMENTS, LP
161.361 AC	R O Forrest Sur, Abst 751	G. OWNES INVESTMENTS, LP (B)
101.448 AC	HT & B RR Co Sur, Abst 359 - Volume 138, Page 697 60.128 AC F M Whitten Pre-Emption Sur, Abst 987; 41.32 AC John Townsend Sur., Abst 643 - Volume 73, Page 412	GREENSAGE, BILLY & KATHY
149.21 AC	Hays County School Lands Sur, Abst 316 - Volume 139, Page 136	GUTHRIE, T.F. & BELVA
5.10 AC	Will Hubert Sur, Abst 365	HAMMOND, BRUCE & PEGGY



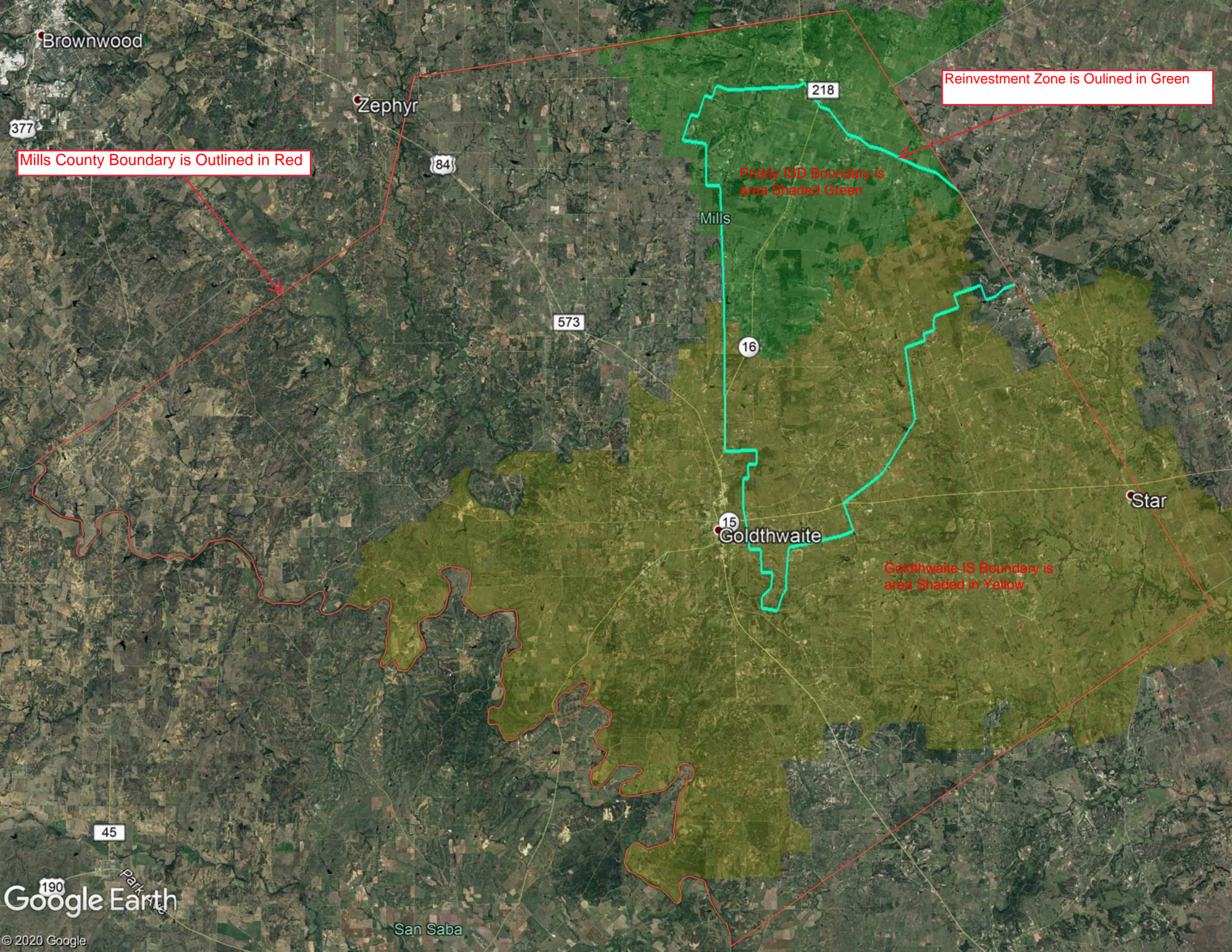
216 AC	106 AC WH McCalliter Sur. - Volume 3, Page 264; 110 AC James Patton Sursey	HAMMOND, PEGGY LYNN & BRUCE
40 AC	Andy Allen Sur, Abst 1030	HANSEN, PATRICIA
36.67 AC	A.E. Evans Sur, Abst 1418 - Volume 92, Page 514	HEAD, RONNIE
	81.87 AC JW Cockrum Sur, Abst 149; 110.89 AC JH Shanen Sur, Abst 606; 7.21 AC Matthew McGowan Sur, , Abst 470	
199.97 AC	T & St. L RR Sur, Cert #1342 - Volume 103, Page 266	HOLLAND & HOLLAND
100 AC	T & St. L. RR Sur, Cert # 1349	HOPPER, W.J. & ANITA
139.5 AC	Harrison Shropshire Sur, Abst 584 - Volume 247, Page 424	HORTON, ROGER DALE
158.65AC	JL Underwood Durvey, Abst 1352	HUDSPETH, JOSH & SANDY
238.667 AC	Jas. A Winn Sur,	HUMPHRIES, DOUGLAS
37.7 AC	.13AC SR Bryant Sur, Abst 1282; 9.32 AC RW Ballentine Sur, Abst 36; 11.58AC JC moris Sur, Abst 1325; 12.55 Ac HT & B RR Sur, Abst 360	IVY & IVY
33.58 AC	77.71 AC LD Ashley Sur, Abst 115; 328.88 AC Harrison Shropshire Sur, Abst 584	JALUFKA, PRINCES JOY
406.59 AC	WW Wall Sur, Abst 1369	JONES & JONES
66.5 AC	HA Asher Sur, Abst 1193 - Volume 136, Page 832	KRUEGER, HAROLD & JACKIE
237.47 AC	160.00 AC SHED, J Z Comer, Abst 151; 21.7 AC G H & H RR CO Sur, Abst 295; .827 AC G H & H RR CO Sur, Abst 295	LINRAY DEVELOPMENT COMPANY
182.527 AC	106 AC W H McCallister Sur; 110 AC James Patton Sur. - Volume 154, Page 797	LINRON PROPERTIES, LTD.
216 AC	Texas Patent No 278, Volume 22, Abst 584 Harrison Shropshire	LONG TRUST & HAMMOND, PEGGY
320 AC	R L Harris Sur, Abst 1257 - Volume 2, Page 57	LONG, ROBERT LEE JR.
95 AC		LONG, WILLIAM ROBERT
	160 AC T & St. L Ry Co, Certificate No 1341 Abst 1400; 147.3 AC T & St L. Ry Co Certificate No 1341 Abst 1425 Certificate 7 H R & T RR Company Sur, Patent no. 89, Volume 45-A	LOVE TRUST, GLEN
307.3 AC	James Winn Sur, Volume 72, Page 418	LOVE, CLARENCE JR & LOVE, CHASE
160 AC		MARWITZ, CINDY
57.819 AC		

242.10 AC	216.6 AC E T RR Co Sur no 3; 25.5 AC T & St. L. RR Co Survey #3	MCCULLOUGH, PAUL MICHAEL & SHARON
160.9 AC	95 AC E T Ry Co Sur; 65.9 AC E T RR Co Survey #4	MORROW, RICHARD & CLAUDIA
208.02 AC	Harrison Shropshire Sur, Abst 584	MURPHY, JAMES & RITA
51.99 AC	W Livingston Sur, Abst 441	NIEMANN, LEE ROY & JANICE
125.227 AC	Texas & St Louis Ry Co Survey #5, Abst 1275	O'DELL, DAVID & MELISSA
106.141 AC	R W Ballentine Sur, Abst 85	OWENS, GREG & JULIE
107.352 AC	John J Lampkin Sur, Abst 427	OXFORD, ALAN JAMES
107.352 AC	John J Lampkin Sur, Abst 427	OXFORD, ROBERT & MCGEE, DIANA
107.352 AC	JJ Lamkin Sur, Abst 427	OXFORD, ROBERT WESLEY
107.352 AC	John J Lampkin Sur, Abst 427	OXFORD, SAM & PORTER, KATHERINE
	81 AC F A Scott Sur, Abst 1309; 17.68 AC Sheds N County Road John Townsend, Abst 643; 1220AC Sheds F A Scott Sur, Abst 1099	
220.68 AC	Barnes Thomas Bowman Sur, Abst 17	PARKER, BOB & DOROTHY
99 AC	151.436 AC T W Huckabee Sur, Abst 1465; 148.35 AC A J Gray Sur, Abst 1210; 25.59 AC T & St. L Railroad Sur 7 Abst 674	PARTIN, DALE & JANIS
325.37 AC	165.655 AC G C Bowlin Sur, A-80; 4.102 AC J H Tilley Sur, A-685; 4.798 AC Texas and St Louis Railraos Survey No.5, A-678	PETERS, LOVE & LOVE
174.55 AC		PETERS, MILDRED & PETERS, WESLEY & DENA
	199.86 AC Octavius A Cook Sur, A-120; 36.79 AC W L Livingston Sur, A-1344; 85.77 AC H E & W T Railroad Co Sur, 1, A-338; 15.44 AC J H Roberts Sur, A-1327	
337.86 AC	James A Winn Sur, A-703	PETERS, STUART & VICTORIA
59.94 AC	220AC O.A Cook Sur A-120. ; 287 AC A O Cook Sur A-120; 239.1168 AC O A Cook Sur, A-120	PETERS, WESLEY & DENA
746.1168 AC	T & St L RT Co Cert #1342; 80 AC T & St L RY Co Cert #10; 80 AC T&St.L. RY Co Cert #1342	
200 AC	W Livingston Sur, Abst 441	PRIDDY, JERRY & ALMA
51.99 AC	194.56 AC James A Winn Sur, A-703; 165.721 AC F M Anderson Sur, A-1331	ROBERTS, GEORGE & CAROLYN
360.281 AC	160 AC A-436; 33.5 AC O A Cook Sur.	SCHWARTZ, CAROLINE & LEROY
193.5 AC		SCHWARTZ, GLEN & DARLA
		SCHWARTZ, JERRY & SCHWARTZ, GLEN(SFS)

17.4 AC	James A Winn Sur No 5, A-703 160 AC D A Brton Sur, A-23; 235 AC Andrew Isaca Sur.; 49.28 AC Lipscomb Norvell Sur, A-516; 316.98 AC J W	SCHWARTZ, JERRY FRED & LANA
761.26 AC	Pendleton Sur, A-533 32.954 AC E T RR CO Sur, A-1140; 6.646 AC JN Crook and	SCHWARTZ, MILTON & RAMONA
39.6 AC	AS Crook Sur, A-1744	SEIDER, ROY LEE
169.806 AC	T & St L. Ry Company Sur No 2, Certificate No. 1704	SEILHEIMER, DAWN & OLIVER
20.232 AC	T & St. L Ry Co Survey No 2, Certificate No 1704 160 AC Carret Armstrong Patent; 80AC P T Willis Patent	SEILHEIMER, OLIVER & DAWN (A)
300 AC	No 459; 60 AC O A Cook Sur. 1.35 AC Wm. Smith Sur No 309; 1.05 AC H Henry Sur No	SEILHEIMER, SEILHEIMER & FIELDS (2)
2.4 AC	95 643.71 AC Octavius Cook Sur.; 340.31 AC T & St L RY Co	SHAW, DONNIE
1,023.520AC	Sur No 3; 39.5 AC T W Laird Sur	SMITH ESTATE, JAMES (1)
50.00 AC	Harrison Shropshire Sur, A-585	SMITH, KEVIN & JULIE
120 AC	C T Cooper Patent no 318	SUTHERLAND, JOHNNY & NITA
84.012 AC	R W Ballentine Sur, A-35	TAYLOR, HUGH & KRISTI
463.14 AC	Sur, A-91; 78.09 AC W L Livingston Sur, A-1344	TIEMANN & TIEMANN
169.5 AC	H E & W T RR Co Sur No 1, A-338 19.035 AC J E Evans Sur, A-1131; 150.82 AC T J Gooding	TIEMANN INTERESTS LLC
416.365 AC	Sur, A-1209; 246.51 AC H E & W T Railroad Co Sur No 1, A-338	TIEMANN INTERESTS, LLC ET AL
108 AC	James A Winn Sur, A-703	TYSON, ELIZABETH
115.92 AC	A M Barton Sur, A-1117	WADKINS, TERRY
23.95 AC	S H Simmons Sur, A-1402	WAGGONER, SUE
148.3 AC	R O Forrest Sur No 2 Cert #107, A-1354	WARDEN, A.W. & ESTHER
		TX-19_MOWLEA_WATSON, TOMMY & MARLA
309.534 AC	2.782 AC C H Partin Sur, A-547; 36.652 AC P H Partin Sur, A-546; 34.232 AC R O Forrest Sur No 1, A-751; 75.681 AC C H Prtin Sur, A-547; 41.056 AC P H Partin Sur, A-546; 1.127 AC R O Forrest sur No 1, A751; 113.985 AC Cary TR Gary Sur, A-279; 1.812 AC R O Forrest Sur No 1, A-751; 2.213 AC R O Forrest Sur No 1, A-751	WIGGINS, FRANCES(2)

160 AC	R D Lupkin Sur.	WILCOX & WILCOX
318.29 AC	H T & B RY Company Survey No 23, Cert 21/624 A-355	WILSON, JAMYE ANN (A)
160 AC	H T & B RY Company Survey No 23, Cert 21/624 A-355	WILSON, TRUST, JAMYE ANN
209 AC	R W Ballentine Sur, A-35	WILSON, WILSON & CLARK (B)
166 AC	Hays county School Land Sur No 114, A 31€	WOMACK, ROBERT & NUNN, SANDI
	61 AC J M Smith Sur.; 665.2 AC T & st. L RW Sur #7, Cert 1341; 331.5 AC Harrison Shropshire Sur, A-585; 375.4 AC John Rollins Sur, A-562; 30 AC T & St. L RW Sur #2, Cert 1348; 29 AC J M Smith Sur #1176; 76.9 AC T & St. L RW #8, A-1257; 144.88 AC W H McCallister Sur, A-458; 39 AC J R Wilcox Sur, A-1455; 160 AC T & St L. RR # 5, Certy # 1340; 160 AC T & St L RW Sur #31, A-673; 320 AC T & St. L RW #6 Cert 1340; 130.4 AC E B Anderson Patent #310; 42 AC Calaway Sur, A-1320; 36.64 AC C E Heatherly Patent, A-1524; 8.75 AC R Geeslin Sur, A-1421	
2610.67 AC		XTC FAMILY LP
50 AC	Harrison Shropshire Sur, A-585	WTXPRY0011_Recorded Memorandum of Wind Lease and Easement Agreement_Ronald Cheryl Affolter_031015
4.26 AC	S R Gibson Sur, A-1253	WTXPRY0088_Recorded Memorandum of Wind Lease and Easement Agreement_Oliver Seilheimer_041315





Brownwood

Zephyr

Reinvestment Zone is Outlined in Green

Mills County Boundary is Outlined in Red

Priddy ISD Boundary is  
area Shaded Green

Goldthwaite IS Boundary is  
area Shaded in Yellow



### **Project Description**

Priddy Wind Project, LLC is proposing to construct wind powered electric generating facility in Mills County. The proposed project (this Application) would be constructed within a Reinvestment Zone created by Mills County. A map showing the location of the project is included. The project is not known by any other names. The Project IGNR Number is 16INR0085 and was assigned on January 14, 2015.

The full project would have 63 wind turbines and associated equipment located in Mills County with a total capacity of 300MW. It is anticipated that 39% of the total project or 25 turbines and associated equipment would be in Priddy ISD. 57% or 37 turbines would be located in Goldthwaite ISD with the remaining 4% or 1 turbine would be located in Hamilton ISD. Turbine selection is ongoing at this time and has not been finalized. The exact number of turbines and their capacity will depend upon the turbines selected, manufacturers availability and prices, ongoing engineering design optimization and the final megawatt generating capacity of the Project when completed. Current plans are to install approximately 63 wind turbines and associated equipment within Mills County. The equipment subject to this Tax Abatement request includes turbines, pad mounted transformers reinforced concrete slabs, equipment and towers used to gather meteorological data, buried and overhead electrical conductor cables and poles, electrical substation, underground communication cables and FAA required wind turbine obstruction lighting, maintenance and operations building, paving and fencing

Construction of the Project is anticipated to begin in February 2021 with completion by December 2021



## Priddy Wind Project, LLC

### SETBACKS

	Engie	Regulatory
Non-Participating Property Lines	1.1 x Tip Height	
Participating Property Lines	Overhang + 20 m	
Occupied Residences	1500 ft + 32.8 ft from center	1000 ft participating; 1500 ft nonparticipating
Unoccupied Structures	1.1 x Tip Height	
Roads (Public)	1.1 x tip height + 15.24 m from centerline	
Highways	1.1 x tip height + 75ft (22.86m) from centerline	
Railroads	1.1 x tip height + 15.24 m from centerline	
Oil Wells	1.1 x tip height	
Pipelines (Oil/Gas)	1.1 x tip height	
Towers	1.5 x Tip Height	
Transmission (Gen-tie/Existing)	1.1 x tip height + 22.86m	
Substations (Existing/POI/Project)	1.1 x tip height + 10 m	
Aviation Constraints	FAA Limitations	
Microwave Beam Paths	Overhang + 10m from FZ	
NexRad Radar	5 miles	
BCV Habitat	300 ft	
Leks	1.25 or 4.12 miles	
Playa Lakes	500 ft	
Streams	100 ft	
Waterbodies	150 ft	
Wetlands	150 ft	
Archaeological Sites	Avoidance and non-disturbance	
Historic Sites	Avoidance and non-disturbance	
Tribal Avoidance Areas	Avoidance and non-disturbance	
FEMA 100 Year Floodplain	Exclude	



CONFIDENTIAL

[illegible]

NAD 1983 State Plane Texas Central, US Feet



A horizontal number line is shown with tick marks at 0, 1, and 2. The word "Miles" is written at the right end of the line. The segment between 0 and 1 is shaded black, and the segment between 1 and 2 is shaded light gray.

[illegible]

### Proposed Turbine Array



## Major Roads

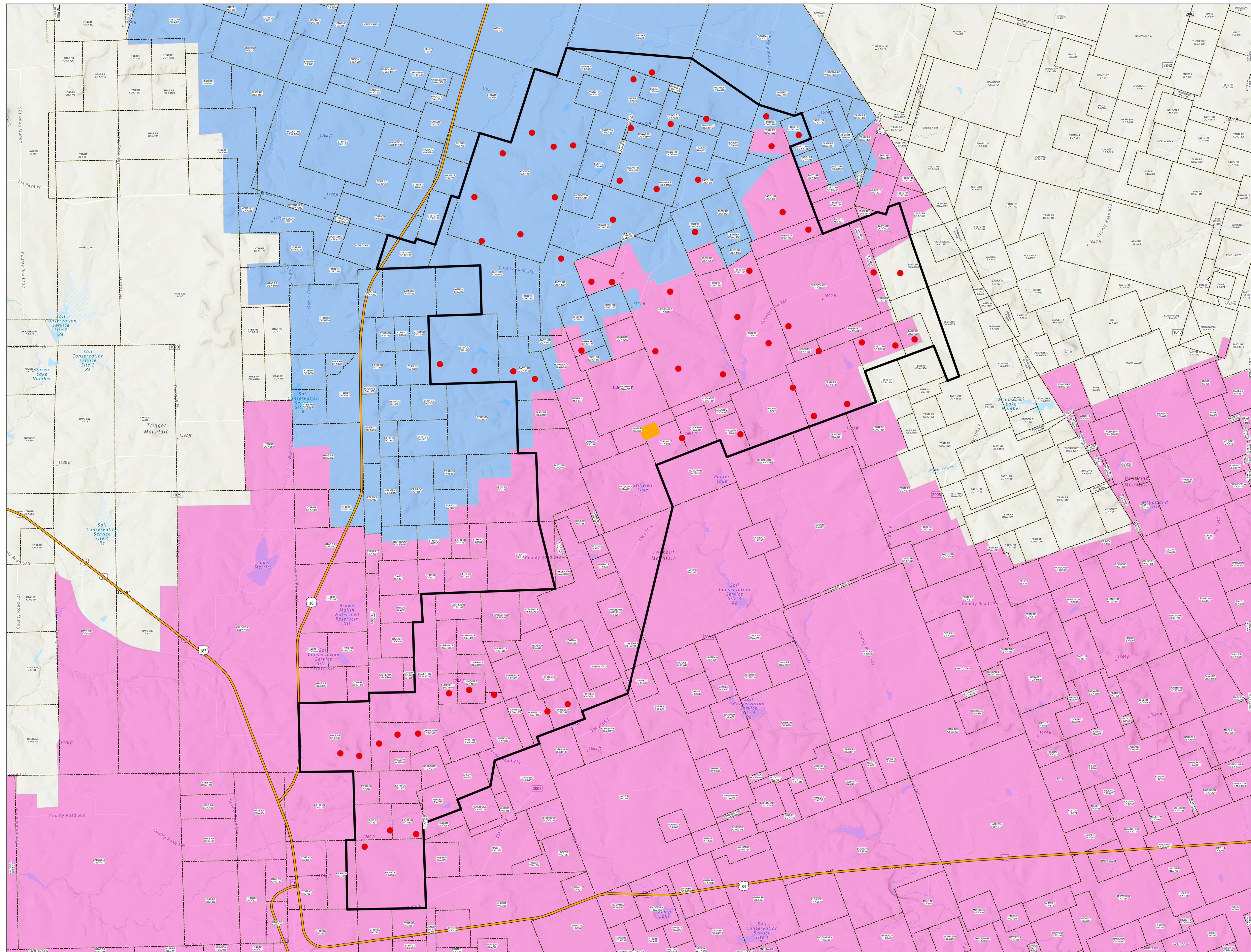
### Proposed Project Substation

### School Districts

Goldthwaite Cons ISD

Texas Land Survey

**Wind Farm Boundary**



## Project Location



Priddy Wind Project

08/24/2020



Priddy Wind Project, LLC

Assumed Abatement %

Years 1 - 5

60%

Years 6 - 10

40%

Mills County Rate

2019 ACTUAL

0.70396

TAX YEAR	YEAR	ESTIMATED PROJECT VALUE	MILLS COUNTY PROJECT VALUE	PISD PROJECT VALUE	GISD PROJECT VALUE
2021	Q1	\$ -	\$ -	\$ -	\$ -
2022	Q2	\$ 78,750,000	\$ 78,750,000	\$ 47,727,273	\$ 31,022,727
2023	1	\$ 311,850,000	\$ 311,850,000	\$ 189,000,000	\$ 122,850,000
2024	2	\$ 286,902,000	\$ 286,902,000	\$ 173,880,000	\$ 113,022,000
2025	3	\$ 263,949,840	\$ 263,949,840	\$ 159,969,600	\$ 103,980,240
2026	4	\$ 242,833,853	\$ 242,833,853	\$ 147,172,032	\$ 95,661,821
2027	5	\$ 223,407,145	\$ 223,407,145	\$ 135,398,269	\$ 88,008,875
2028	6	\$ 205,534,573	\$ 205,534,573	\$ 124,566,408	\$ 80,968,165
2029	7	\$ 189,091,807	\$ 189,091,807	\$ 114,601,095	\$ 74,490,712
2030	8	\$ 173,964,463	\$ 173,964,463	\$ 105,433,008	\$ 68,531,455
2031	9	\$ 160,047,306	\$ 160,047,306	\$ 96,998,367	\$ 63,048,939
2032	10	\$ 147,243,521	\$ 147,243,521	\$ 89,238,498	\$ 58,005,023
2033	11	\$ 139,881,345	\$ 139,881,345	\$ 84,776,573	\$ 55,104,772
2034	12	\$ 132,887,278	\$ 132,887,278	\$ 80,537,744	\$ 52,349,534
2035	13	\$ 126,242,914	\$ 126,242,914	\$ 76,510,857	\$ 49,732,057
2036	14	\$ 119,930,768	\$ 119,930,768	\$ 72,685,314	\$ 47,245,454
2037	15	\$ 113,934,230	\$ 113,934,230	\$ 69,051,048	\$ 44,883,181
2038	16	\$ 108,237,518	\$ 108,237,518	\$ 65,598,496	\$ 42,639,022
2039	17	\$ 102,825,642	\$ 102,825,642	\$ 62,318,571	\$ 40,507,071
2040	18	\$ 97,684,360	\$ 97,684,360	\$ 59,202,643	\$ 38,481,718
2041	19	\$ 92,800,142	\$ 92,800,142	\$ 56,242,510	\$ 36,557,632
2042	20	\$ 88,160,135	\$ 88,160,135	\$ 53,430,385	\$ 34,729,750
2043	21	\$ 81,988,926	\$ 81,988,926	\$ 49,690,258	\$ 32,298,668
2044	22	\$ 76,249,701	\$ 76,249,701	\$ 46,211,940	\$ 30,037,761
2045	23	\$ 69,387,228	\$ 69,387,228	\$ 42,052,865	\$ 27,334,362
2046	24	\$ 61,754,633	\$ 61,754,633	\$ 37,427,050	\$ 24,327,583
2047	25	\$ 53,726,531	\$ 53,726,531	\$ 32,561,534	\$ 21,164,997
2048	26	\$ 45,667,551	\$ 45,667,551	\$ 27,677,304	\$ 17,990,247
2049	27	\$ 37,904,067	\$ 37,904,067	\$ 22,972,162	\$ 14,931,905
2050	28	\$ 30,702,294	\$ 30,702,294	\$ 18,607,451	\$ 12,094,843
2051	29	\$ 24,254,813	\$ 24,254,813	\$ 14,699,886	\$ 9,554,926
2052	30	\$ 18,676,206	\$ 18,676,206	\$ 11,318,913	\$ 7,357,293

COUNTY TAX UNABATED	COUNTY TAX PER ABATEMENT	EQUIVALENT \$/MW PILOT	EST COUNTY TAX PER PILOT
			\$ -
\$ 554,369	\$ 554,369		\$ 554,369
\$ 2,195,299	\$ 878,120	\$ 2,481	\$ 744,160
\$ 2,019,675	\$ 807,870	\$ 2,481	\$ 744,160
\$ 1,858,101	\$ 743,241	\$ 2,481	\$ 744,160
\$ 1,709,453	\$ 683,781	\$ 2,481	\$ 744,160
\$ 1,572,697	\$ 629,079	\$ 2,481	\$ 744,160
\$ 1,446,881	\$ 868,129	\$ 2,481	\$ 744,160
\$ 1,331,131	\$ 798,678	\$ 2,481	\$ 744,160
\$ 1,224,640	\$ 734,784	\$ 2,481	\$ 744,160
\$ 1,126,669	\$ 676,001	\$ 2,481	\$ 744,160
\$ 1,036,535	\$ 621,921	\$ 2,481	\$ 744,160
\$ 984,709	\$ 984,709		\$ 984,709
\$ 935,473	\$ 935,473		\$ 935,473
\$ 888,700	\$ 888,700		\$ 888,700
\$ 844,265	\$ 844,265		\$ 844,265
\$ 802,051	\$ 802,051		\$ 802,051
\$ 761,949	\$ 761,949		\$ 761,949
\$ 723,851	\$ 723,851		\$ 723,851
\$ 687,659	\$ 687,659		\$ 687,659
\$ 653,276	\$ 653,276		\$ 653,276
\$ 620,612	\$ 620,612		\$ 620,612
\$ 577,169	\$ 577,169		\$ 577,169
\$ 536,767	\$ 536,767		\$ 536,767
\$ 488,458	\$ 488,458		\$ 488,458
\$ 434,728	\$ 434,728		\$ 434,728
\$ 378,213	\$ 378,213		\$ 378,213
\$ 321,481	\$ 321,481		\$ 321,481
\$ 266,829	\$ 266,829		\$ 266,829
\$ 216,132	\$ 216,132		\$ 216,132
\$ 170,744	\$ 170,744		\$ 170,744
\$ 131,473	\$ 131,473		\$ 131,473
\$ 27,499,992	\$ 19,420,514		\$ 19,420,514