



October 4, 2024

Mrs. Eliza Diaz
Superintendent
Brackett Independent School District
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Brackettville, Texas 78832-0586
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Mr. David Wagner
Project Developer
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Re: Zier Solar, LLC (#1335) Revenue Protection and Supplemental Payments for 2024-25 School Year Under the Value Limitation Agreement Approved by Brackett Independent School District on November 11, 2019 and Amended on December 13, 2021

Dear Mrs. Diaz and Mr. Wagner:

Enclosed for your consideration is the third-party certification called for under the school district revenue protection and supplemental payment provisions of the Property Value Limitation Agreement approved by the Brackett Independent School District (BISD) Board of Trustees on November 11, 2019 and amended on December 13, 2021 for the Zier Solar, LLC project. The 2024-25 school year is the first of 10 years that the \$10 million value limitation will be in effect under the Agreement. The total amount owed to BISD for 2024-25 is \$899,341: \$845,341 for revenue protection and \$54,000 for supplemental payment.

Current School Finance Law

The golden penny yield has been increased to \$129.52. Additional maintenance and operations (M&O) tax rate compression for tax year 2024 is also reflected in these calculations.



Revenue Protection and Supplemental Payments

Under the revenue protection provisions of the Agreement, calculations of Original Maintenance and Operations (M&O) Revenue and New M&O Revenue are to be made for BISD for the 2024-25 school year based on the current school finance funding formulas, using the preceding tax year Comptroller T2 property values under Section 48.256(d) of the Education Code. The Original M&O Revenue calculation assumes that the Zier Solar, LLC project was constructed but that the BISD Board of Trustees had not approved a value limitation. The New M&O Revenue amount reflects the adoption of the \$10 million value limitation, which was effective for the first time for the 2024 tax year and is recognized on the local tax roll for M&O taxes for the 2024-25 school year. A comparison of these calculations as shown in Attachment A indicates that **BISD is foregoing \$845,341 in state and local funds as a result of having approved the value limitation.**

Based on the supplemental payment provisions of the Agreement, a calculation is made to determine the supplemental payment amount owed to BISD. Zier Solar, LLC is given credit for any revenue protection payment noted above. The Agreement calls for a **fixed supplemental payment to BISD of \$54,000.**

Under the Agreement, **the combination of the revenue protection payment and the supplemental payment owed to BISD totals \$899,341.** This amount is to be paid by January 31, 2025. These calculations are summarized in Table 1. Additional details on the calculations are provided in Attachment A.

After the reduction of the revenue protection payment and the supplemental payment, **there are no net tax savings to Zier Solar, LLC calculated for the 2024-25 school year.** These calculations are summarized in Table 1.

Once you have had an opportunity to review these calculations, please feel free to contact us if you have questions or need additional information.

Sincerely,

Kathy Mathias
Executive Director of Economic Development



Table 1

**Summary of Calculations Relating to the Zier Solar, LLC (#1335)
Property Value Limitation Agreement with Brackett ISD**

	School Year <u>2024-25</u>
Project Taxable Value	\$132,561,000
Value Limit	<u>\$10,000,000</u>
Taxable Value Savings	\$122,561,000
M&O Tax Rate per \$100	<u>\$0.66690</u>
Gross Tax Savings	\$817,359
Less: Article IV Indemnity Payment	<u>-\$845,341</u>
Article IV Tax Benefit	\$0
Less: Article VI Supplemental Payment	<u>-\$54,000</u>
Net Benefit to Company	\$0
Total Amount Owed to Brackett ISD Under Agreement	\$899,341



Attachment A
Comparison of Original and New M&O Revenue for 2024-25 for Zier Solar, LLC (#1335)

Brackett ISD (136901)			
	ORIGINAL REVENUE	NEW M&O REVENUE	NEW M&O – ORIGINAL
2024-25 M&O Revenue Summary			
Tier I State Aid	\$704,208	\$704,208	\$ 0
Tier II State Aid	\$245,671	\$217,688	-\$27,983
Other State Aid (including Hold Harmlesses)	\$0	\$0	\$ 0
Total State Aid for M&O	\$949,879	\$921,896	-\$27,983
M&O Taxes	\$7,219,758	\$6,402,399	-\$817,359
Less Recapture	\$0	\$0	\$ 0
Total State and Local M&O Revenue	\$8,169,637	\$7,324,295	-\$845,342
2024-25 FSP Tier I Allotments			
Regular Program Allotment	\$2,577,701	\$2,577,701	\$ 0
Small/Sparse Allotment	\$1,431,461	\$1,431,461	\$ 0
Mid-Size Allotment	\$0	\$0	\$ 0
Special Education Allotment	\$1,051,489	\$1,051,489	\$ 0
Dyslexia Allotment	\$30,184	\$30,184	\$ 0
Compensatory Education Allotment	\$565,873	\$565,873	\$ 0
Bilingual Education Allotment	\$10,842	\$10,842	\$ 0
Career & Technology Allotment	\$463,950	\$463,950	\$ 0
Public Education Grant (PEG)	\$0	\$0	\$ 0
Early Education, K-3 Allotment	\$66,922	\$66,922	\$ 0
CCMR-ALL Allotment	\$14,000	\$14,000	\$ 0
Fast Growth Allotment	\$0	\$0	\$ 0
Teacher Incentive Allotment	\$0	\$0	\$ 0
Mentor Program Allotment	\$0	\$0	\$ 0
Transportation Allotment	\$25,938	\$25,938	\$ 0
New Instructional Facilities Allotment (NIFA)	\$0	\$0	\$ 0
Dropout Recovery School Res. Placement Facility	\$0	\$0	\$ 0
Tuition Allotment	\$0	\$0	\$ 0
College Preparation Assessment Reimbursement	\$1,961	\$1,961	\$ 0
Certification Examination Reimbursement	\$1,380	\$1,380	\$ 0
School Safety Allotment	\$49,874	\$49,874	\$ 0
Gifted & Talented Allotment	\$10,443	\$10,443	\$ 0
Total Cost of Tier I	\$6,302,018	\$6,302,018	\$ 0
Less Local Share	\$5,597,810	\$5,597,810	\$ 0
Tier I State Formulas Aid	\$704,208	\$704,208	\$ 0
2024-25 Tier 2			
Total Tier II, Golden	\$786,963	\$697,700	-\$89,263
Less M&O Taxes @ Golden Penny Yield	\$541,292	\$480,012	-\$61,280
Effective Rate for \$.08	\$0.0597	\$0.0529	-\$ 0.0068
State Aid @ Golden Penny Yield	\$245,671	\$217,688	-\$27,983
Golden Penny Yield	\$129.52	\$129.52	
Total Tier II, Copper Penny Yield	\$0	\$0	\$ 0
Less M&O Taxes @ Copper Penny Yield	\$0	\$0	\$ 0
Effective Rate for Above \$.08	\$0.0000	\$0.0000	\$ 0.0000
State Aid @ Copper Penny Yield	\$0	\$0	\$ 0
Copper Penny Yield	\$49.28	\$49.28	



Attachment A
Comparison of Original and New M&O Revenue for 2024-25 for Zier Solar, LLC (#1335)

Brackett ISD (136901)			
	<u>ORIGINAL REVENUE</u>	<u>NEW M&O REVENUE</u>	<u>NEW M&O – ORIGINAL</u>
2024-25 Other State Aid			
Hold-Harmless	\$0	\$0	\$ 0
Other State Aid	\$0	\$0	\$ 0
2024-25 Recapture			
% Recapture - Tier I	0.0%	0.0%	0.00%
Net Recapture - Tier I	\$0	\$0	\$ 0
% Recapture - Tier II Copper Penny Level	100.0%	100.0%	0.00%
Net Recapture @ Tier II Copper Penny Level	\$0	\$0	\$ 0
2024-25 CRITICAL DATA ELEMENTS			
ADA	487.41	487.41	0
Tier II WADA	1,018.31	1,018.31	0
Special Education FTEs	32.78	32.78	0
Career & Technology FTEs	36.17	36.17	0
Advanced Career & Tech FTEs	0.00	0.00	0
Regular Program ADA	418.46	418.46	0
Dyslexia	49.00	49.00	0
Compensatory Education Count	0.00	0.00	0
Comp. Ed. Census Block - Count 1	18.00	18.00	0
Comp. Ed. Census Block - Count 2	82.00	82.00	0
Comp. Ed. Census Block - Count 3	6.00	6.00	0
Comp. Ed. Census Block - Count 4	109.00	109.00	0
Comp. Ed. Census Block - Count 5	139.00	139.00	0
Pregnant FTE	0.00	0.00	0
Bilingual Education, Traditional	17.60	17.60	0
Bilingual, LEP Dual Language	0.00	0.00	0
Bilingual, Non-LEP Dual Language	0.00	0.00	0
PEG ADA	0.00	0.00	0
Early Education, K-3 ADA	108.64	108.64	0
CCMR, Economically Disadvantaged	0.00	0.00	0
CCMR, Non-Economically Disadvantaged	4.00	4.00	0
CCMR, Special Ed.	1.00	1.00	0
Gifted & Talented ADA	49.17	49.17	0
Local Value for M&O	\$1,130,526,916	\$1,007,965,916	-\$122,561,000
Local Value for I&S	\$1,130,526,916	\$1,130,526,916	\$ 0
Ch313 Prior Year DPV Value for M&O Calculations	\$907,409,648	\$907,409,648	\$ 0
M&O Adopted Tax Rate	\$0.66690	\$0.66690	\$ 0.0000
Compressed Tax Rate	\$0.61690	\$0.61690	\$ 0.0000
Additional local Cents up to \$.08	\$0.05000	\$0.05000	\$ 0.0000
Additional Local Cents Above \$.08	\$0.00000	\$0.00000	\$ 0.0000
Unequalized Pennies for Special Districts	\$0.00000	\$0.00000	\$ 0.0000
I&S Tax Rate	\$0.00000	\$0.00000	\$ 0.0000

REMIT TO: Brackett Independent School District

INVOICE

Mrs. Eliza Diaz
 Superintendent
 P.O. Box 586
 Brackettville, Texas 78832-0586
 eliza.diaz@brackettisd.net
 amalia.garza@brackettisd.net

DATE: OCTOBER 4, 2024

TO:

Mr. David Wagner
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FOR:

2024 Chapter 313 Revenue Loss and Benefit Payments for
 the Zier Solar, LLC (#1335) project, first qualifying year 2023

DESCRIPTION	AMOUNT
2024 Chapter 313 Agreement Revenue Loss Payment to Brackett ISD as detailed in calculations provided by MoakCasey, LLC, due January 31, 2025	\$845,341
2024 Chapter 313 Agreement Supplemental Payment to Brackett ISD as detailed in calculations provided by MoakCasey, LLC, due January 31, 2025	\$54,000
Total:	\$899,341

For any other information regarding the payment of this invoice, please contact:

Mrs. Eliza Diaz at eliza.diaz@brackettisd.net or
 Ms. Amalia Garza at amalia.garza@brackettisd.net