

SCURRY-ROSSER INDEPENDENT SCHOOL DISTRICT

RESOLUTION CREATING LILY SCURRY REINVESTMENT ZONE

WHEREAS, Section 312.0025 of the Texas Tax Code permits a school district to designate a reinvestment zone if that designation is reasonably likely to contribute to the expansion of primary employment in the reinvestment zone, or attract major investment in the reinvestment zone that would be a benefit to property in the reinvestment zone and to the school district and contribute to the economic development of the region of this state in which the school district is located; and,

WHEREAS, the Scurry-Rosser Independent School District (the "District") desires to encourage the development of primary employment and to attract major investment in the District and contribute to the economic development of the region in which the school district is located; and,

WHEREAS, a public hearing is required by Chapter 312 of the Texas Tax Code prior to approval of a reinvestment zone; and,

WHEREAS, the District published notice of a public hearing regarding the possible designation of the area described in the attached **Exhibit A** as a reinvestment zone for the purposes of Chapter 313 of the Texas Tax Code; and,

WHEREAS, the District wishes to create a reinvestment zone within the boundaries of the school district in Kaufman County, Texas as shown on the map attached as **Exhibit B**; and,

WHEREAS, the District has given written notice of the proposed action and the Public Hearing to all political subdivisions and taxing authorities having jurisdiction over the property proposed to be designated as the reinvestment zone, described in the attached **Exhibits A & B**; and,

WHEREAS, all interested members of the public were given an opportunity to make comments at the public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE SCURRY-ROSSER INDEPENDENT SCHOOL DISTRICT:

SECTION 1. That the facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

SECTION 2. That the Board of Trustees of the Scurry-Rosser Independent School District, after conducting such hearing and having heard such evidence and testimony, has made the following findings and determinations based on the evidence and testimony presented to it:

- (a) That the public hearing on the adoption of *LILY SCURRY REINVESTMENT ZONE* has been called, held and conducted, and that notices of such hearing have been published and mailed to the respective presiding officers of the governing bodies of all taxing units overlapping the territory inside the proposed reinvestment zone; and,
- (b) That the boundaries of *LILY SCURRY REINVESTMENT ZONE* be and, by the adoption of this Resolution, are declared and certified to be the area as described in the description attached hereto as “**Exhibit A**”; and,
- (c) That the map attached hereto as “**Exhibit B**” is declared to be and, by the adoption of this Resolution, is certified to accurately depict and show the boundaries of *LILY SCURRY REINVESTMENT ZONE* which is described in **Exhibit A**; and further certifies that the property described in **Exhibit A** is inside the boundaries shown on **Exhibit B**; and,
- (d) That creation of *LILY SCURRY REINVESTMENT ZONE* with boundaries as described in **Exhibit A** and **Exhibit B** will result in benefits to the Scurry-Rosser Independent School District and to land included in the zone, and that the improvements sought are feasible and practical; and,
- (e) That the *LILY SCURRY REINVESTMENT ZONE* described in **Exhibit A** and **Exhibit B** meets the criteria set forth in Texas Tax Code §312.0025 for the creation of a reinvestment zone as set forth in the Property Redevelopment and Tax Abatement Act, as amended, in that it is reasonably likely that the designation will contribute to the retention or expansion of primary employment, and/or will attract investment in the zone that will be a benefit to the property, and would contribute to economic development within the Scurry-Rosser Independent School District.

SECTION 3. That pursuant to the Property Redevelopment and Tax Abatement Act, as amended, the Scurry-Rosser Independent School District hereby creates a reinvestment zone under the provisions of Texas Tax Code §312.0025, encompassing the area described by the descriptions in **Exhibit A** and **Exhibit B**, and such reinvestment zone is hereby designated and shall hereafter be referred to as *LILY SCURRY REINVESTMENT ZONE*.

SECTION 4. That the existence of the *LILY SCURRY REINVESTMENT ZONE* shall first take effect upon, September 16th, 2019, the date of the adoption of this Resolution by the Board of Trustees and shall remain designated as a commercial-industrial reinvestment zone for a period of five (5) years from such date of such adoption.

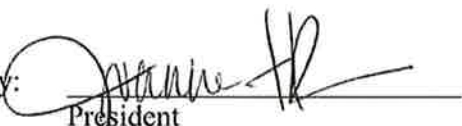
SECTION 5. That if any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this

Resolution.

SECTION 6. That it is hereby found, determined and declared that a sufficient notice of the date, hour, place and subject of the meeting of the Scurry-Rosser Independent School District Board of Trustees, at which this Resolution was adopted, was posted at a place convenient and readily accessible at all times, as required by the Texas Open Government Act, Texas Government Code, Chapter 551, as amended; and that a public hearing was held prior to the designation of such reinvestment zone, and that proper notice of the hearing was published in newspapers of general circulation in Kaufman County of the State of Texas, and furthermore, such notice was, in fact, delivered to the presiding officer of any effected taxing entity as prescribed by the Property Redevelopment and Tax Abatement Act.

PASSED, APPROVED AND ADOPTED on this 16 day of September 16, 2019.

SCURRY-ROSSER INDEPENDENT SCHOOL DISTRICT

By: 
President
Board of Trustees

ATTEST: 
Secretary
Board of Trustees

EXHIBIT A

LEGAL DESCRIPTION OF LILY SCURRY REINVESTMENT ZONE

LILY SCURRY REINVESTMENT ZONE

See Attached

Parcel ID	Acreage	Within leased area	Within S-R ISD	Legal Description	
8930	398.38	Yes	Yes	Abstract 276 King & Nelson	
8938	130.27	Yes	Yes	Abstract 277 King & Nelson WP	
8940	0.21	Yes	Yes	Abstract 279 King & Nelson	
8941	500.83	Yes	Yes	Abstract 277 King , WP	
8943	19.8	Yes	Yes	Abstract 279 King & Nelson	
8944	1	Yes	Yes	Abstract 279 King & Nelson	
8945	69.5	Yes	Yes	Abstract 279 King & Nelson	
8946	0.5	Yes	Yes	Abstract 279 King & Nelson	
2450	229.17	No	Yes	W/ BOLES & W BOLES (A-28)	Only some of this parcel is within the RIZ map
8168	1	No	Yes	Abstract-219 C.Howard	
8169	103.7	No	Yes	Abstract-219 C.Howard	
8896	66.23	No	Yes	Abstract-270 J H KYSER	
8904	102.98	No	Yes	Abstract-270 J H KYSER	
8928	50.33	No	Yes	KING & NELSON REFR E000-00030-99 IS PART OF GOLF COURSE	
8931	81.34	No	Yes	KING & NELSON BLOCK 9A PT	
8932	83.82	No	Yes	Abstract-276 KING & NELSON BLOCK 9B	
8934	189.15	No	Yes	Abstract-278 WM P King	
8936	45.3	No	Yes	Abstract- 278 WM P KING IS PART OF GOLF COURSE	
8937	1	No	Yes	Abstract- 278 WM P KING	
8939	2.52	No	Yes	Abstract-279 WM P KING IS PART OF GOLF COURSE	
8950	33.8	No	Yes	Abstract-279 King & Nelson	
8951	16.32	No	Yes	Abstract-279 King & Nelson is part of golf course	
11321	21	No	Yes	Abstract-393 D H Parsons	
16950	50.87	No	Yes	Abstract-636 WP Richardson	
73981	27.51	No	Yes	Abstract-279 WM P KING	
73980	18.96	No	Yes	Abstract-278 King & Nelson	

EXHIBIT B

SURVEY MAPS OF LILY SCURRY REINVESTMENT ZONE

SEE ATTACHED

Proposed Reinvestment Zone

within Scurry-Rosser ISD

Legend

- Proposed Reinvestment Zone
- Scurry-Rosser ISD

Proposed Reinvestment Zone
(red outline)

Scurry-Rosser ISD
(purple outline)

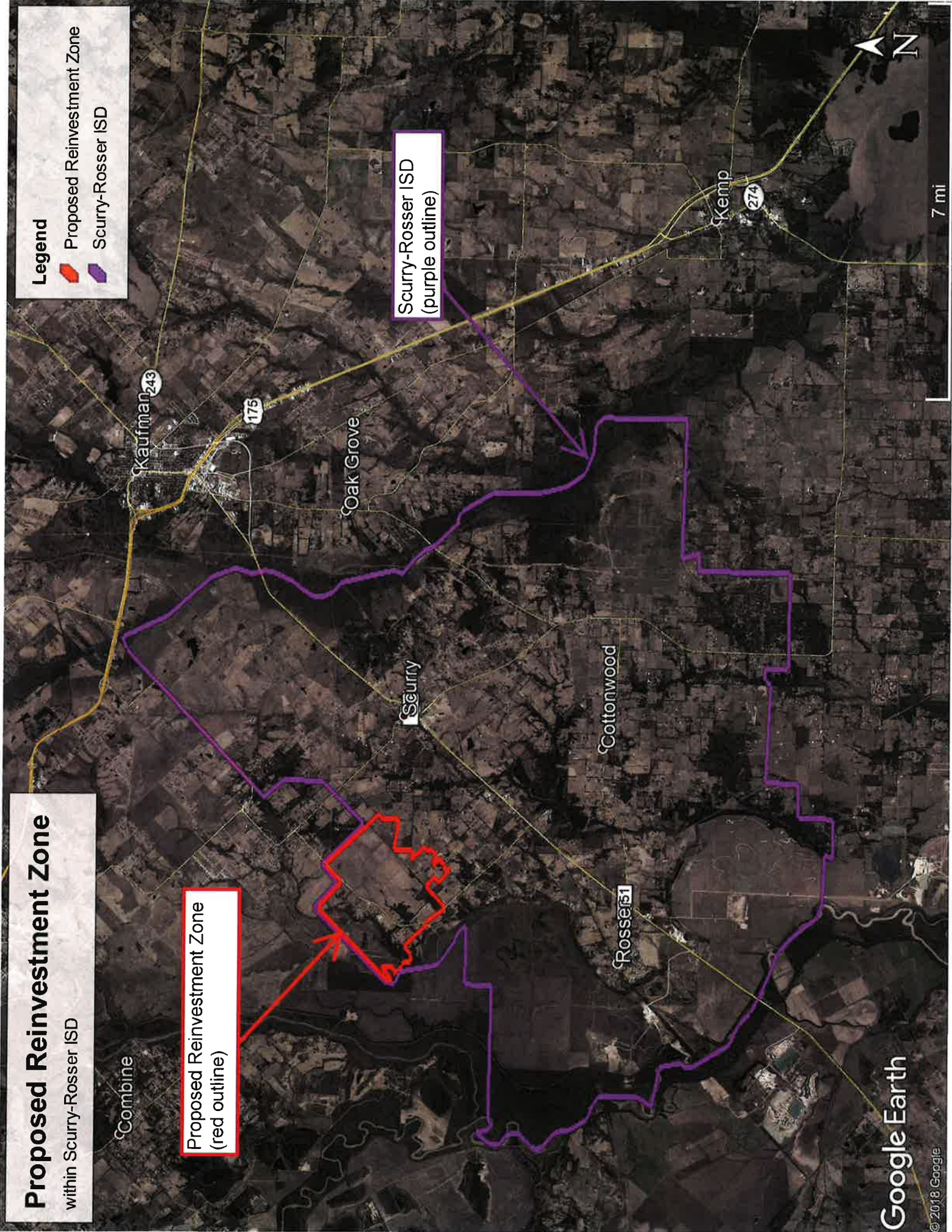


EXHIBIT 2

DESCRIPTION AND LOCATION OF LAND

All of the Applicant's Qualified Property and Applicant's Qualified Investment will be located within the boundaries of *Lily Scurry Reinvestment Zone* and the Scurry-Rosser Independent School District. The Land on which the Qualified Property shall be located and on which the Qualified Investment shall be made is described by the legal description and maps attached to **EXHIBIT 1**.

EXHIBIT 3

APPLICANT'S QUALIFIED INVESTMENT

Applicant's Qualified Investment shall be all tangible personal property first placed in service after November 18, 2019, that is owned by the Applicant, as more fully described in Tab #7 of the Application and located within the boundaries of the Scurry-Rosser Independent School District and within the *Lily Scurry Reinvestment Zone* depicted by the map attached to this EXHIBIT 4.

SunChase Power, LLC is proposing to construct a solar electric generating facility in Kaufman County, Texas. The facility, which will encompass 1,438 acres across 9 parcels of land, will be located in the southeastern portion of the county. Please find attached in Tab 11 maps that further define the location of the facility.

The facility itself is expected to have a total capacity of 146 MW/AC and 50 MW of battery storage. It will feature 535,855 photovoltaic panels and 50 central inverters. The portion of the project located in Scurry-Rosser ISD will have a capacity of approximately 117 MW/AC, with 40 central inverters, 430,827 photovoltaic panels, and the entirety of the 50 MW/AC battery storage system. The battery energy storage system will consist of battery enclosures (which contain racks of lithium-ion batteries), transformers (which "step up" and "step down" the system voltage); cooling systems similar to packaged HVAC units used on commercial building and apartment complexes; and system control instrumentation. The battery system will be located entirely within Scurry-Rosser ISD and the batteries will be storing energy generated from the Lily Solar facility.

Lily Solar, LLC requests that this application includes all eligible ancillary and necessary equipment, including the following:

- Solar Modules & Panels
- Inverter Boxes
- Meteorological Equipment
- Operation & Maintenance Building
- Electrical Substations
- Associated Towers
- Battery Storage System
- Racking & Mounting Structures
- Combiner Boxes
- Foundations
- Roadways, Paving, & Fencing
- Generation Transmission Tie Line
- Interconnection Facilities

EXHIBIT 4

DESCRIPTION AND LOCATION OF QUALIFIED PROPERTY

This Agreement covers all qualified property within Scurry-Rosser ISD necessary for the commercial operations of the Solar Plant described in Tab #8 to the Application. All the Qualified property for this project will be located within the *Lily Scurry Reinvestment Zone* and project boundary within Scurry-Rosser ISD and depicted on the map attached to **Exhibit 4**.

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- Combiner Boxes
- Foundations
- Roadways, Paving, & Fencing
- Generation Transmission Tie Line
- Interconnection Facilities

Site Schematic

Legend

- Battery Storage
- Panels
- Project Boundary
- Proposed Reinvestment Zone
- Scurry-Rosser ISD
- Substation/Point of Interconnection

Substation/POI
(blue outline)

Battery Storage
(black outline)

Panels
(white outline)

Scurry-Rosser ISD
(purple outline)

Proposed Reinvestment Zone
(red outline)

Project Boundary
(yellow outline)

