

September 11, 2024

Brackett ISD  
201 N. Ann Street, PO Box 586  
Brackettville, Texas, 78832

To whom it may concern,

Please accept this letter as an update and correction on the estimated tax benefit to the Brackett ISD from the Zier Solar, LLC project located in Brackettville, TX. Below is a summary variance analysis between the estimated tax benefit of the project in mid-2022 at the time of project financing, compared to the estimated tax benefit at this point in time.

Total Taxes & Payments Forecasted	2022 Model (7/28/22)	2024 Model (7/17/24)	Variance	Comments
Brackett ISD Tax Revenue	\$ 9,630,501.53	\$ 6,623,634.59	\$ (3,006,866.94)	Original model used ISD Tax Rate of 0.872% (2022 Tax Rate). Actual 2023 Tax Rate is 0.6692% (a 23% decrease from 2022)
Supplemental Payments	\$ 540,000.00	\$ 800,000.00	\$ 260,000.00	Original model listed 10 Supplemental Payments of \$54,000 each. Agreement calls for 16 Payments of \$50,000 each.
Revenue Protection Payments	\$ 1,547,835.90	\$ 1,153,332.17	\$ (394,503.73)	Revenue Protection Payments are generally based on the amount of M&O Tax Savings a project experiences in the initial years of valuation (peak values). Therefore a decreased M&O tax rate decreases the Revenue Protection Payment.
<b>Total:</b>	<b>\$ 11,718,337.43</b>	<b>\$ 8,576,966.77</b>	<b>\$ (3,141,370.66)</b>	

The total estimated tax benefit to the School District is approximately \$8.57M over the 35-year life of the project. This is a combination of tax revenue, supplemental payments, and revenue protection payments. Please note, the Revenue Protection Payments would be paid to the School District in the first 2 to 3 years of operation of the project. The 20-year tax benefit is \$5,135,918.

Earlier this year, Cypress Creek inadvertently leveraged the tax estimate from 2022 which indicated a total of \$11.7M to the school district, however, this was an error as the tax model did not appropriately account for the decrease in the ISD tax rates, which decreased by 23% since 2022.

Please reach out with any questions and we thank you for your time in discussing the project and how it benefits the Brackett ISD.

Thank you,

Haley Larabee

Senior Development Director, ERCOT

[Haley.larabee@ccrenew.com](mailto:Haley.larabee@ccrenew.com)



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**Fw: Data Request for 2024 Chapter 313 Payment Calculations**

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From Amalia Garza <amalia.garza@brackettisd.net>

Date Fri 9/27/2024 9:35 AM

To Eliza Diaz <eliza.diaz@brackettisd.net>

Please see below. 2024-25 payments are reliable. Difficult to predict going forward.

**Amalia Garza**

Brackett ISD

Director of Business & Finance

P. O. Box 586

Brackettville, Texas 78832

(830) 563-2491 ext. 101

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**From:** Kathy Mathias <kmathias@moakcasey.com>

**Sent:** Friday, September 27, 2024 9:09 AM

**To:** Amalia Garza <amalia.garza@brackettisd.net>

**Cc:** Gretchen Hoffman <ghoffman@moakcasey.com>

**Subject:** RE: Data Request for 2024 Chapter 313 Payment Calculations

Good morning,

The M&O tax revenue over 35 years looks about right with what we know right now. It is difficult to project future taxes since tax rates will change and the project values are determined by the appraisal district each year.

They are a little off on supplemental payments. There was an amended agreement December 2021 that has 18 years of supplemental payments at \$54,000 each year for a total of \$972,000. They only did 16 years at \$50,000.

Their revenue protection payment is a little high. I assume that is for the first year of the limit. The value is a little lower than the value on the biennial report his year and the tax rate they used is slightly higher than your 2024 rate.

Their total is not a bad estimate at this point.

The numbers you can rely on are the total supplemental payment of \$972,000 and the 2024 revenue protection payment that is below. Future taxes and any additional revenue loss are dependent on the project value and the adopted tax rates going forward so those are harder to predict. For the 10 years of the limitation, you can count on the M&O taxable value being \$10,000,000 (unless the project value drops below that).

Let me know if you have any questions.

Kathy

**Kathy Mathias**

Executive Director of Economic Development

[kmathias@moakcasey.com](mailto:kmathias@moakcasey.com)

Four-Digit - Biennial Chapter 313 Cost Data Request - 50-827B - 2024 (CDR)

(Projects with applications completed after Jan. 1, 2014)

Project Number 1335

Project Name Zier Solar, LLC

School District Name Brackett ISD

Company Name Zier Solar, LLC

First year in which (any) agreement holder makes any investment in property that will become qualified property during limitation period 2020 First row required to be completed.

Last year of the period during which the agreement holder(s) must maintain a viable presence (MVP5) 2038 Last row required to be completed.

Two Complete Years of QTP	Ten-Year Limitation Period, and Five Year "Maintain Viability" Period	Tax Year	School Year	Total Investment (cumulative) - Company to Fill Out	Market Value of Qualified Property (Before Any Exemptions) - Company to Fill Out	Taxable Value of Qualified Property for I&S Purposes - Company to Fill Out	Taxable Value of Qualified Property for M&O Purposes - Company to Fill Out	I&S Tax Rate - School District to Fill Out	M&O Tax Rate - School District to Fill Out	Total Tax Levy (I&S and M&O) without Limitation - School District to Fill Out	Total Tax Levy (I&S and M&O) with Limitation - School District to Fill Out	Gross Tax Savings through Limitation School District to Fill Out	Revenue Protection Payments - School District to Fill Out	Extraordinary Educational Expense Payments - School District to Fill Out	Supplemental Payments (Paid/Estimated to be Paid) - School District to Fill Out
		2013	2013-2014												
		2014	2014-2015												
		2015	2015-2016												
		2016	2016-2017												
		2017	2017-2018												
		2018	2018-2019												
		2019	2019-2020												
QTP1		2020	2020-2021	\$5,140,528	\$0	\$0	\$0	\$0.0000	\$0.9164	\$0	\$0	\$0	\$0	\$0	\$54,000
QTP2		2021	2021-2022	\$9,341,895	\$0	\$0	\$0	\$0.0000	\$0.8747	\$0	\$0	\$0	\$0	\$0	\$54,000
		2022	2022-2023	\$145,950,000	\$0	\$0	\$0	\$0.0000	\$0.8546	\$0	\$0	\$0	\$0	\$0	\$54,000
		2023	2023-2024	\$145,950,000	\$33,004,260	\$33,004,260	\$33,004,260	\$0.0000	\$0.6692	\$220,865	\$220,865	\$0	\$0	\$0	\$54,000
	L1	2024	2024-2025	\$145,950,000	\$145,950,000	\$145,950,000	\$10,000,000	\$0.0000	\$0.6692	\$976,697	\$66,920	\$909,777	\$935,351		\$54,000
	L2	2025	2025-2026	\$145,950,000	\$133,544,250	\$133,544,250	\$10,000,000	\$0.0000	\$0.6692	\$893,678	\$66,920	\$826,758	\$317,994		\$54,000
	L3	2026	2026-2027	\$145,950,000	\$122,192,989	\$122,192,989	\$10,000,000	\$0.0000	\$0.6692	\$817,715	\$66,920	\$750,795	\$318,162		\$54,000
	L4	2027	2027-2028	\$145,950,000	\$111,806,585	\$111,806,585	\$10,000,000	\$0.0000	\$0.6692	\$748,210	\$66,920	\$681,290	\$318,315		\$54,000
	L5	2028	2028-2029	\$145,950,000	\$102,303,025	\$102,303,025	\$10,000,000	\$0.0000	\$0.6692	\$684,612	\$66,920	\$617,692	\$318,456		\$54,000
	L6	2029	2029-2030	\$145,950,000	\$93,607,268	\$93,607,268	\$10,000,000	\$0.0000	\$0.6692	\$626,420	\$66,920	\$559,500	\$318,584		\$54,000
	L7	2030	2030-2031	\$145,950,000	\$85,650,650	\$85,650,650	\$10,000,000	\$0.0000	\$0.6692	\$573,174	\$66,920	\$506,254	\$318,968		\$54,000
	L8	2031	2031-2032	\$145,950,000	\$78,370,345	\$78,370,345	\$10,000,000	\$0.0000	\$0.6692	\$524,454	\$66,920	\$457,534	\$236,842		\$54,000
	L9	2032	2032-2033	\$145,950,000	\$71,708,866	\$71,708,866	\$10,000,000	\$0.0000	\$0.6692	\$479,876	\$66,920	\$412,956	\$269,399		\$54,000
	L10	2033	2033-2034	\$145,950,000	\$65,613,612	\$65,613,612	\$10,000,000	\$0.0000	\$0.6692	\$439,086	\$66,920	\$372,166	\$158,054		\$54,000
	MVP1	2034	2034-2035	\$145,950,000	\$60,036,455	\$60,036,455	\$60,036,455	\$0.0000	\$0.6692	\$401,764	\$401,764	\$0	\$0		\$54,000
	MVP2	2035	2035-2036	\$145,950,000	\$54,933,356	\$54,933,356	\$54,933,356	\$0.0000	\$0.6692	\$367,614	\$367,614	\$0	\$0		\$54,000
	MVP3	2036	2036-2037	\$145,950,000	\$50,264,021	\$50,264,021	\$50,264,021	\$0.0000	\$0.6692	\$336,367	\$336,367	\$0	\$0		\$54,000
	MVP4	2037	2037-2038	\$145,950,000	\$45,991,579	\$45,991,579	\$45,991,579	\$0.0000	\$0.6692	\$307,776	\$307,776	\$0	\$0		\$0
	MVP5	2038	2038-2039	\$145,950,000	\$42,082,295	\$42,082,295	\$42,082,295	\$0.0000	\$0.6692	\$281,615	\$281,615	\$0	\$0		\$0
		2039	2039-2040												
		2040	2040-2041												
		2041	2041-2042												
		2042	2042-2043												
		2043	2043-2044												
		2044	2044-2045												
		2045	2045-2046												
		2046	2046-2047												
		2047	2047-2048												
		2048	2048-2049												
		2049	2049-2050												
		2050	2050-2051												
		2051	2051-2052												
		2052	2052-2053												
		2053	2053-2054												
		2054	2054-2055												
		2055	2055-2056												
		2056	2056-2057												
		2057	2057-2058												
				\$145,950,000						\$8,679,923	\$2,585,201	\$6,094,722	\$3,510,125	\$0	\$918,000
Column	Calc Function			max							sum	sum	sum	sum	sum

Variable  
 Revenue Protection Value / Rates  
 Fixed

Pink shading denotes actual figures.

Blue shading denotes estimates.

"QTP1" and "QTP2": the two complete years of the qualifying time period

"L1" through "L10": 10-year limitation period

"MVP1" through "MVP5": years during which the applicant must maintain a viable presence

Name, title, phone, and email of person authorized by the **school district superintendent** to complete this form and to be contacted by the Comptroller's office about information on this form:

Name: Kathy Hrbkas

Title/Company: Executive Director of Economic Development, MookCasey, LLC

Phone: 512-485-7878

Email: khrbkas@mookcasey.com

Name, title, phone, and email of person authorized by the **company** superintendent to complete this form and to be contacted by the Comptroller's office about information on this form:

Name: Mike Fry

Title/Company: Director/KE Andrews

Phone: 469-298-1618

Email: Mfry@keatso.com