

March 22, 2021

**REVISED NOTICE OF SPECIAL COMMISSIONERS COURT MEETING**

Notice is hereby given that the Erath County Commissioners Court will meet in SPECIAL SESSION on THURSDAY, MARCH 25, 2021 at 10:30 a.m. in the 2<sup>nd</sup> floor courtroom at the Erath County Courthouse, Stephenville, Texas to consider the following agenda items for discussion and possible action:

1. Presentation of solar project in Erath County. (Mike Fry)
2. Award bid on 1-ton Cab Chassis for Pct. 2. (A. Ray)
3. Discuss any new business.

*Alfonso Campos*

COUNTY JUDGE  
ERATH COUNTY, TEXAS



POSTED  
10:22 A.M. \_\_\_\_\_ P.M.

MAR 22 2021

GWINDA JONES, COUNTY CLERK  
ERATH COUNTY, TEXAS

By \_\_\_\_\_ *CW* Deputy

Erath County Reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed, as authorized by the Texas Government Code, §551.071 (Consultation with Attorney), subsection 551.071(2) (Consultation with Attorney on legal matters that are not related to litigation), §551.072 (Deliberations regarding Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Personnel or Devices), §551.087 (Economic Development), §551.088 (Deliberation regarding Test Item), and 551.089 (Deliberation regarding Security Devices or Security Audits).

March 22, 2021

**NOTICE OF SPECIAL COMMISSIONERS COURT MEETING**

Notice is hereby given that the Erath County Commissioners Court will meet in SPECIAL SESSION on THURSDAY, MARCH 26, 2021 at 10:30a.m. in the 2<sup>nd</sup> floor courtroom at the Erath County Courthouse, Stephenville, Texas to consider the following agenda items for discussion and possible action:

1. Presentation of solar project in Erath County. (Mike Fry)

*Alfonso Campos*

COUNTY JUDGE  
ERATH COUNTY, TEXAS



POSTED  
8:29 A.M. \_\_\_\_\_ P.M.

MAR 22 2021

GWINDA JONES, COUNTY CLERK  
ERATH COUNTY, TEXAS

By \_\_\_\_\_ *CW* Deputy

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Erath County Reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed, as authorized by the Texas Government Code, §551.071 (Consultation with Attorney), subsection 551.071(2) (Consultation with Attorney on legal matters that are not related to litigation), §551.072 (Deliberations regarding Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Personnel or Devices), §551.087 (Economic Development), §551.088 (Deliberation regarding Test Item), and 551.089 (Deliberation regarding Security Devices or Security Audits).

**Commissioner's Court**  
**Special Meeting**  
**March 25, 2021**  
**10:30 a.m.**  
**Commissioners' Courtroom 2nd Floor - Courthouse**

**Present:**

**Commissioner Precinct #1 – Dee Stephens - Present**

**Commissioner Precinct #2 – Albert Ray - Present**

**Commissioner Precinct #3 – Joe Brown - Present**

**Commissioner Precinct #4 – Jim Buck - Present**

**County Judge, Alfonso Campos**

**County Clerk, Gwinda Jones**

**Others present in the courtroom: See attached roster**

**Agenda Item #1 Presentation of project in Erath County and Tax Abatement**

**Agenda Item #2**

**Number 2021-085**

**Motion: Motion to award bid on 1-ton cab chassis for Precinct 2 to Bruner Motors for \$51,780.05**

**Made By: Commissioner Ray**

**Second By: Commissioner Stephens**

**Ayes: Stephens X Ray X Brown X Buck X**

**Noes: None**

**Motion Carried**

**Agenda Item #3 New Business**

- **Radios**
- **New Building**

**Motion To Adjourn:**

**Made By: Commissioner Buck**

**Second By: Commissioner Ray**

**All Ayes Meeting Adjourned At 11:41 a.m.**

**STATE OF TEXAS**

**COUNTY OF ERATH**

**The above and foregoing is a true and complete copy of the minutes taken in my capacity as County Clerk of the Commissioners Court of Erath County, Texas, at the time and place heretofore set forth.**

**DATED at Stephenville, Texas, this 25th day of March, 2021.**

**ATTESTED BY:**

**GWINDA JONES, Erath County Clerk**

A handwritten signature in cursive script that reads "Gwinda Jones". The signature is written in black ink and is positioned above a horizontal line.



**ERATH COUNTY COMMISSIONER'S COURT**

**Attendees on Meeting Date:** 3/25/2021

Printed Name	Signature	Email	Phone
Kimberly Barrier	Kimberly Barrier		
Laurie Gillispie	Laurie Gillispie		925-7452
Mike Fry	Mike Fry	MFRY@KEATAX.COM	469-298-1618
Matt Underwood	Matt Underwood	matt.underwood@srille.us	254-485-4469
Melissa Bruni	Melissa Bruni	melissa.bruni@nee.com	501-304-3214
Teri Hodges	Teri Hodges	teri.hodges@snile.us	903-574-5761
Jennifer Carney	Jennifer Carney		
Matt Combs	Matt Combs		



February 20, 2020

KE Andrews & Company  
1900 Dalrock Road  
Rowlett, Texas 75088

County Judge Alfonso Campos  
100 W Washington, Suite 225  
Stephenville, TX 76401

Re: Application for Texas Property Tax Code Section 312 Economic Development Agreement

Dear Honorable Judge Campos:

Please find attached an application for a Chapter 312 Economic Development Agreement. On behalf of our client, Silver Star Power Partners, LLC and in accordance with the guidelines and principles outlined in Section 312 of the Texas Property Tax Code, it is our request that the Erath County Commissioners Court considers the approval of this application for a tax abatement agreement.

The Silver Star Project, originally constructed in 2008, was a 60 MW wind power generating facility spread across Eastland and Erath Counties, that has operated continuously through the last 12 years. Many wind projects built in the 2000's have become candidates for "repowering", defined as the updating of wind turbines at older existing projects by replacing older turbines with higher capacity units and more efficient technology. The original towers will be left in place.

An executed Tax Abatement Agreement will undoubtedly incentivize this investment, and in turn extend economic life of the Silver Star Project.

If you have any questions, please feel free to contact me at 469-298-1594 or [mfry@keatax.com](mailto:mfry@keatax.com). We look forward to working with you.

Sincerely,

Mike Fry  
Director Energy Services  
K.E. Andrews

**APPLICATION FOR TAX ABATEMENT****ERATH COUNTY, TEXAS****Section I:****Property Owner (Applicant):**

Silver Star Power Partners, LLC  
c/o Ares Management LLC / EIF Group  
245 Park Avenue 42nd Floor  
New York, New York 10167

**Representative:**

Mike Fry  
KE Andrews & Company  
1900 Dalrock Road  
Rowlett, Texas 75088

**Property Location**

Silver Star I Wind Farm (“Silver Star I” or “Project”) is a wind power project owned by Ares Management LLC. It is located near the town of Stephenville, Texas, across both Erath and Eastland County in Lingleville Independent School District. The property is located in a reinvestment zone previously designated by Erath County Commissioners Court on May 29<sup>th</sup>, 2007. This proposed investment will utilize the existing reinvestment zone.

**Description of Original Project:**

In September of 2008, Silver Star I began commercial operations, utilizing 24 Clipper model C96 2.5-megawatt (MW) wind turbine generators (WTGs) with 96-meter rotors. Altogether, the farm has 60 MW of generation capacity. The 7,380-acre site includes a meteorological tower, operations and maintenance (O&M) building, and substation. Exhibit 2 and Exhibit 3 displays the general site layout.

**Improvements Description (Repower):**

The 24 Clipper C96 wind turbines at Silver Star I will be repowered with Vestas-American Wind Technology, Inc. (Vestas), V110 2.2 MW Mk10 machines with 110-meter rotor diameters. The site’s existing spread-footing foundations will be utilized for the repowered units. An adapter section will be attached to the existing modular steel towers, resulting in a repowered hub height of 86.3 meters. *Construction will commence in Q2 2020 and will be complete in Q3 2020 when commercial operations will begin. It is estimated that this repower will provide the project with an additional 20 years of operating life.*

AUSTIN • DALLAS • DENVER



## **Section II:**

### **Employment Impact:**

During the repower phase of this project there will be an estimated 120 construction employees. Upon completion of construction, there will be 6 full time employees responsible for the operation and maintenance of Silver Star I Wind Farm. Employees will be compensated the North Central Texas Council of Government average manufacturing weekly wage of \$58,094.00 in addition to full health benefits.

### **Fiscal Impact:**

In 2020, there will be an estimated \$12,733,333 investment in proposed improvements made in Erath County to facilitate the repower of this facility. The current value of the existing improvements is \$2,222,000 in Erath County. Please find attached in Exhibit 1 a chart displaying the personal property value that will be added to the Erath County tax rolls.

#### *External Impacts:*

The repower of Silver Star I Wind Farm will benefit existing businesses and facilities throughout Erath County. During the construction phase, employees will need to utilize local establishments for dining and lodging requirements. Once construction is complete, there will be 6 full-time employees required for the operation and maintenance of the facility. In the case of wind generation facilities, the individuals hired for these positions are often members of the local community. Renewable energy development provides positive fiscal impacts for local communities through not only increased property tax revenue, but job creation and economic opportunities for local vendors.

\*Please note: at this time, there is not an estimate for direct sales tax. Additionally, the annual operating budget of this facility is confidential information.

### **Community Impacts:**

Over the past decade there have been multiple studies that indicate the positive effect wind energy facilities have on property values. As property tax consultants, we are often afforded the opportunity to discuss this topic with chief appraisers throughout the state of Texas. Their experience with wind facilities in their communities also supports the idea that wind energy facilities do not devalue surrounding properties.

Like other forms of renewable energy, wind energy has very minimal, nearly zero, environmental impacts.

Given the physical attributes of Erath County, this project is very compatible with the surrounding property.





**Exhibit 1: Estimated Value Schedule of Property**

**Estimated Value Schedule of Property**

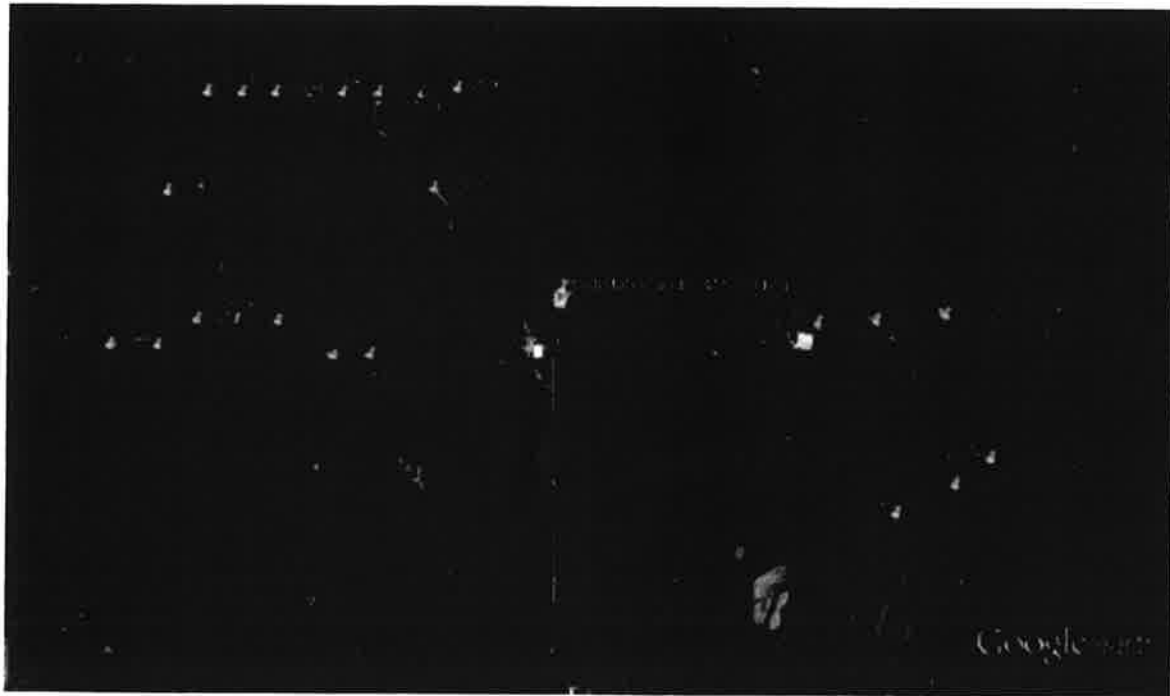
Silver Star Power Partners respectfully requests a 100% Abatement with a Payment-in-Lieu-of-Taxes of \$8,500 each year, for ten years.

Year	Estimated Taxable Value	Project Capacity (Megawatts)	PILOT Amount (Per MW of Nameplate Capacity)	Total PILOT	Estimated Taxable Value	Tax Rate	Taxes
2021	12,733,333	17	\$500.00	\$8,500.00	12,733,333	0.3434%	\$ 43,726.27
2022	11,714,666	17	\$500.00	\$8,500.00	11,714,666	0.3434%	\$ 40,228.16
2023	10,696,000	17	\$500.00	\$8,500.00	10,696,000	0.3434%	\$ 36,730.06
2024	9,677,333	17	\$500.00	\$8,500.00	9,677,333	0.3434%	\$ 33,231.96
2025	8,658,666	17	\$500.00	\$8,500.00	8,658,666	0.3434%	\$ 29,733.86
2026	7,640,000	17	\$500.00	\$8,500.00	7,640,000	0.3434%	\$ 26,235.76
2027	6,621,333	17	\$500.00	\$8,500.00	6,621,333	0.3434%	\$ 22,737.66
2028	5,602,667	17	\$500.00	\$8,500.00	5,602,667	0.3434%	\$ 19,239.56
2029	4,584,000	17	\$500.00	\$8,500.00	4,584,000	0.3434%	\$ 15,741.46
2030	3,565,333	17	\$500.00	\$8,500.00	3,565,333	0.3434%	\$ 12,243.35
				<b>PILOTS:</b>	<b>\$85,000.00</b>		
						<b>Taxes w/o Abatement:</b>	<b>\$ 279,848.10</b>

<b>NET ABATEMENT:</b>	<b>70%</b>
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### Exhibit 2: Silver Star Layout



### Exhibit 3: Silver Star Layout -2

