



**GLENN HEGAR** TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

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P.O.Box 13528 • Austin, TX 78711-3528

October 8, 2015

Steve Post  
Superintendent  
Tulia Independent School District  
702 NW 8<sup>th</sup> Street  
Tulia, Texas 79088

Dear Superintendent Post:

On July 10, 2015, the Comptroller issued written notice that Wild Rose Wind, LLC (the applicant) submitted a completed application (Application #1072) for a limitation on appraised value under the provisions of Tax Code Chapter 313<sup>1</sup>. This application was originally submitted on May 21, 2015, to the Tulia Independent School District (the school district) by the applicant.

This presents the results of the Comptroller's review of the application and determinations required:

- 1) under Section 313.025(h) to determine if the property meets the requirements of Section 313.024 for eligibility for a limitation on appraised value under Chapter 313, Subchapter C; and
- 2) under Section 313.025(d), to issue a certificate for a limitation on appraised value of the property and provide the certificate to the governing body of the school district or provide the governing body a written explanation of the comptroller's decision not to issue a certificate, using the criteria set out in Section 313.026.

**Determination required by 313.025(h)**

Sec. 313.024(a)	Applicant is subject to tax imposed by Chapter 171.
Sec. 313.024(b)	Applicant is proposing to use the property for an eligible project.
Sec. 313.024(d)	Applicant has requested a waiver to create three (3) new qualifying jobs and pay all jobs created that are not qualifying jobs a wage that exceeds the county average weekly wage for all jobs in the county where the jobs are located.
Sec. 313.024(d-2)	Not applicable to Application #1072

Based on the information provided by the applicant, the Comptroller has determined that the property meets the requirements of Section 313.024 for eligibility for a limitation on appraised value under Chapter 313, Subchapter C.

**Certificate decision required by 313.025(d)**

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<sup>1</sup> All statutory references are to the Texas Tax Code, unless otherwise noted.

Determination required by 313.026(c)(1)

The Comptroller has determined that the project proposed by the applicant is reasonably likely to generate tax revenue in an amount sufficient to offset the school district maintenance and operations ad valorem tax revenue lost as a result of the agreement before the 25th anniversary of the beginning of the limitation period. See Attachment B.

Determination required by 313.026(c)(2)

The Comptroller has determined that the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in this state. See Attachment C.

Based on these determinations, the Comptroller issues a certificate for a limitation on appraised value. This certificate is contingent on the school district's receipt and acceptance of the Texas Education Agency's determination per 313.025(b-1).

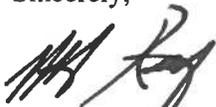
The Comptroller's review of the application assumes the accuracy and completeness of the statements in the application. If the application is approved by the school district, the applicant shall perform according to the provisions of the Texas Economic Development Act Agreement (Form 50-286) executed with the school district. The school district shall comply with and enforce the stipulations, provisions, terms, and conditions of the agreement, applicable Texas Administrative Code and Chapter 313, per TAC 9.1054(i)(3).

This certificate is no longer valid if the application is modified, the information presented in the application changes, or the limitation agreement does not conform to the application. Additionally, this certificate is contingent on the school district approving and executing the agreement within a year from the date of this letter.

Note that any building or improvement existing as of the application review start date of July 10, 2015 or any tangible personal property placed in service prior to that date may not become "Qualified Property" as defined by 313.021(2) and the Texas Administrative Code.

Should you have any questions, please contact Korry Castillo, Director, Data Analysis & Transparency, by email at [korry.castillo@cpa.texas.gov](mailto:korry.castillo@cpa.texas.gov) or by phone at 1-800-531-5441, ext. 3-3806, or direct in Austin at 512-463-3806.

Sincerely,



Mike Reissig  
Deputy Comptroller

Enclosure

cc: Korry Castillo

### Attachment A – Economic Impact Analysis

This following tables summarizes the Comptroller’s economic impact analysis of Wild Rose Wind, LLC (the project) applying to Tulia Independent School District (the district), as required by Tax Code, 313.026 and Texas Administrative Code 9.1055(d)(2).

**Table 1** is a summary of investment, employment and tax impact of Wild Rose Wind, LLC.

Applicant	Wild Rose Wind, LLC
Tax Code, 313.024 Eligibility Category	Renewable Energy Electric Power Generation
School District	Tulia ISD
2011-12 Enrollment in School District	1082
County	Swisher
Proposed Total Investment in District	\$207,000,000
Proposed Qualified Investment	\$207,000,000
Limitation Amount	\$20,000,000
Number of new qualifying jobs committed to by applicant	3*
Number of new non-qualifying jobs estimated by applicant	0
Average weekly wage of qualifying jobs committed to by applicant	\$807
Minimum weekly wage required for each qualifying job by Tax Code, 313.021(5)(A)	\$771
Minimum annual wage committed to by applicant for qualified jobs	\$42,000
Minimum weekly wage required for non-qualifying jobs	\$589
Minimum annual wage required for non-qualifying jobs	\$30,615
Investment per Qualifying Job	\$69,000,000
Estimated M&O levy without any limit (15 years)	\$23,064,953
Estimated M&O levy with Limitation (15 years)	\$7,684,072
Estimated gross M&O tax benefit (15 years)	\$15,380,881
* Applicant is requesting district to waive requirement to create minimum number of qualifying jobs pursuant to Tax Code, 313.025 (f-1).	

**Table 4** examines the estimated direct impact on ad valorem taxes to the school district and Swisher County, with all property tax incentives sought being granted using estimated market value from the application. The project has applied for a value limitation under Chapter 313, Tax Code and tax abatement with Swisher County and High Plains Water District.

The difference noted in the last line is the difference between the totals in Table 3 and Table 4.

Year	Estimated Taxable Value for I&S	Estimated Taxable Value for M&O	Tulia ISD I&S Tax Levy	Tulia ISD M&O Tax Levy	Tulia ISD M&O and I&S Tax Levies	Swisher County Tax Levy	High Plains Water District Tax Levy	Estimated Total Property Taxes	
			0.0000	1.1600	0.0046	0.72	0.008026		
2017	\$ 207,000,000	\$20,000,000	\$0	\$232,000	\$232,000	\$760,104	\$8,473	\$1,000,577	
2018	\$ 192,510,000	\$20,000,000	\$0	\$232,000	\$232,000	\$706,897	\$7,880	\$946,777	
2019	\$ 179,034,000	\$20,000,000	\$0	\$232,000	\$232,000	\$657,413	\$7,328	\$896,741	
2020	\$ 166,502,000	\$20,000,000	\$0	\$232,000	\$232,000	\$611,395	\$6,815	\$850,211	
2021	\$ 154,847,000	\$20,000,000	\$0	\$232,000	\$232,000	\$568,598	\$6,338	\$806,936	
2022	\$ 144,008,000	\$20,000,000	\$0	\$232,000	\$232,000	\$528,797	\$5,895	\$766,692	
2023	\$ 133,927,000	\$20,000,000	\$0	\$232,000	\$232,000	\$491,780	\$5,482	\$729,262	
2024	\$ 124,552,000	\$20,000,000	\$0	\$232,000	\$232,000	\$457,355	\$5,098	\$694,453	
2025	\$ 115,833,000	\$20,000,000	\$0	\$232,000	\$232,000	\$425,339	\$4,741	\$662,080	
2026	\$ 107,725,000	\$20,000,000	\$0	\$232,000	\$232,000	\$395,566	\$4,409	\$631,976	
2027	\$ 100,184,000	\$100,184,000	\$0	\$1,162,134	\$1,162,134	\$721,325	\$8,041	\$1,891,500	
2028	\$ 96,177,000	\$96,177,000	\$0	\$1,115,653	\$1,115,653	\$692,474	\$7,719	\$1,815,847	
2029	\$ 92,330,000	\$92,330,000	\$0	\$1,071,028	\$1,071,028	\$664,776	\$7,410	\$1,743,214	
2030	\$ 88,637,000	\$88,637,000	\$0	\$1,028,189	\$1,028,189	\$638,186	\$7,114	\$1,673,490	
2031	\$ 85,092,000	\$85,092,000	\$0	\$987,067	\$987,067	\$612,662	\$6,829	\$1,606,559	
					<b>Total</b>	<b>\$7,684,072</b>	<b>\$8,932,668</b>	<b>\$99,574</b>	<b>\$16,716,315</b>
					<b>Diff</b>	<b>\$15,380,881</b>	<b>\$5,383,509</b>	<b>\$60,011</b>	<b>\$20,824,401</b>
Assumes School Value Limitation and Tax Abatements with Swisher County and High Plains Water Hospital District.									

Source: CPA, Wild Rose Wind, LLC

<sup>1</sup>Tax Rate per \$100 Valuation

**Disclaimer:** This examination is based on information from the application submitted to the school district and forwarded to the comptroller. It is intended to meet the statutory requirement of Chapter 313 of the Tax Code and is not intended for any other purpose.

**Table 2** is the estimated statewide economic impact of Wild Rose Wind, LLC (modeled).

Year	Employment			Personal Income		
	Direct	Indirect + Induced	Total	Direct	Indirect + Induced	Total
2015	0	0	0	\$0	\$0	\$0
2016	200	240	440	\$13,000,000	\$19,000,000	\$32,000,000
2017	28	51	79	\$126,000	\$5,874,000	\$6,000,000
2018	3	27	30	\$126,000	\$3,874,000	\$4,000,000
2019	3	17	20	\$126,000	\$2,874,000	\$3,000,000
2020	3	11	14	\$126,000	\$1,874,000	\$2,000,000
2021	3	8	11	\$126,000	\$1,874,000	\$2,000,000
2022	3	7	10	\$126,000	\$1,874,000	\$2,000,000
2023	3	7	10	\$126,000	\$1,874,000	\$2,000,000
2024	3	7	10	\$126,000	\$1,874,000	\$2,000,000
2025	3	7	10	\$126,000	\$1,874,000	\$2,000,000
2026	3	8	11	\$126,000	\$1,874,000	\$2,000,000
2027	3	6	9	\$126,000	\$874,000	\$1,000,000
2028	3	5	8	\$126,000	\$874,000	\$1,000,000
2029	3	5	8	\$126,000	\$874,000	\$1,000,000
2030	3	5	8	\$126,000	\$874,000	\$1,000,000

Source: CPA, REMI, Wild Rose Wind, LLC

**Table 3** examines the estimated direct impact on ad valorem taxes to the region if all taxes are assessed.

Year	Estimated Taxable Value for I&S	Estimated Taxable Value for M&O	Tax Rate <sup>1</sup>	Tulia ISD I&S Tax Levy	Tulia ISD M&O Tax Levy	Tulia ISD M&O and I&S Tax Levies	Swisher County Tax Levy	High Plains Water District Tax Levy	Estimated Total Property Taxes
				0.0000	1.1600	0.0046	0.7200	0.0080	
2017	\$ 207,000,000	\$ 207,000,000		\$0	\$2,401,200	\$2,401,200	\$1,490,400	\$16,614	\$3,908,214
2018	\$ 192,510,000	\$ 192,510,000		\$0	\$2,233,116	\$2,233,116	\$1,386,072	\$15,451	\$3,634,639
2019	\$ 179,034,000	\$ 179,034,000		\$0	\$2,076,794	\$2,076,794	\$1,289,045	\$14,369	\$3,380,208
2020	\$ 166,502,000	\$ 166,502,000		\$0	\$1,931,423	\$1,931,423	\$1,198,814	\$13,363	\$3,143,601
2021	\$ 154,847,000	\$ 154,847,000		\$0	\$1,796,225	\$1,796,225	\$1,114,898	\$12,428	\$2,923,552
2022	\$ 144,008,000	\$ 144,008,000		\$0	\$1,670,493	\$1,670,493	\$1,036,858	\$11,558	\$2,718,908
2023	\$ 133,927,000	\$ 133,927,000		\$0	\$1,553,553	\$1,553,553	\$964,274	\$10,749	\$2,528,577
2024	\$ 124,552,000	\$ 124,552,000		\$0	\$1,444,803	\$1,444,803	\$896,774	\$9,997	\$2,351,574
2025	\$ 115,833,000	\$ 115,833,000		\$0	\$1,343,663	\$1,343,663	\$833,998	\$9,297	\$2,186,957
2026	\$ 107,725,000	\$ 107,725,000		\$0	\$1,249,610	\$1,249,610	\$775,620	\$8,646	\$2,033,876
2027	\$ 100,184,000	\$ 100,184,000		\$0	\$1,162,134	\$1,162,134	\$721,325	\$8,041	\$1,891,500
2028	\$ 96,177,000	\$ 96,177,000		\$0	\$1,115,653	\$1,115,653	\$692,474	\$7,719	\$1,815,847
2029	\$ 92,330,000	\$ 92,330,000		\$0	\$1,071,028	\$1,071,028	\$664,776	\$7,410	\$1,743,214
2030	\$ 88,637,000	\$ 88,637,000		\$0	\$1,028,189	\$1,028,189	\$638,186	\$7,114	\$1,673,490
2031	\$ 85,092,000	\$ 85,092,000		\$0	\$987,067	\$987,067	\$612,662	\$6,829	\$1,606,559
					<b>Total</b>	<b>\$23,064,953</b>	<b>\$14,316,178</b>	<b>\$159,586</b>	<b>\$37,540,716</b>

Source: CPA, Wild Rose Wind, LLC

<sup>1</sup>Tax Rate per \$100 Valuation

### Attachment B – Tax Revenue over 25 Years

This represents the Comptroller’s determination that WILD ROSE WIND, LLC (project) is reasonably likely to generate, before the 25th anniversary of the beginning of the limitation period, tax revenue in an amount sufficient to offset the school district maintenance and operations ad valorem tax revenue lost as a result of the agreement. This evaluation is based on an analysis of the estimated M&O portion of the school district property tax levy directly related to this project, using estimated taxable values provided in the application.

	Tax Year	Estimated ISD M&O Tax Levy Generated (Annual)	Estimated ISD M&O Tax Levy Generated (Cumulative)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Annual)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Cumulative)
Limitation Pre-Years	2014	\$0	\$0	\$0	\$0
	2015	\$0	\$0	\$0	\$0
	2016	\$0	\$0	\$0	\$0
Limitation Period (10 Years)	2017	\$232,000	\$232,000	\$2,169,200	\$2,169,200
	2018	\$232,000	\$464,000	\$2,001,116	\$4,170,316
	2019	\$232,000	\$696,000	\$1,844,794	\$6,015,110
	2020	\$232,000	\$928,000	\$1,699,423	\$7,714,534
	2021	\$232,000	\$1,160,000	\$1,564,225	\$9,278,759
	2022	\$232,000	\$1,392,000	\$1,438,493	\$10,717,252
	2023	\$232,000	\$1,624,000	\$1,321,553	\$12,038,805
	2024	\$232,000	\$1,856,000	\$1,212,803	\$13,251,608
	2025	\$232,000	\$2,088,000	\$1,111,663	\$14,363,271
	2026	\$232,000	\$2,320,000	\$1,017,610	\$15,380,881
Maintain Viable Presence (5 Years)	2027	\$1,162,134	\$3,482,134	\$0	\$15,380,881
	2028	\$1,115,653	\$4,597,788	\$0	\$15,380,881
	2029	\$1,071,028	\$5,668,816	\$0	\$15,380,881
	2030	\$1,028,189	\$6,697,005	\$0	\$15,380,881
	2031	\$987,067	\$7,684,072	\$0	\$15,380,881
Additional Years as Required by 313.026(c)(1) (10 Years)	2032	\$947,581	\$8,631,653	\$0	\$15,380,881
	2033	\$909,672	\$9,541,325	\$0	\$15,380,881
	2034	\$873,283	\$10,414,608	\$0	\$15,380,881
	2035	\$838,355	\$11,252,963	\$0	\$15,380,881
	2036	\$804,820	\$12,057,782	\$0	\$15,380,881
	2037	\$772,630	\$12,830,412	\$0	\$15,380,881
	2038	\$741,727	\$13,572,139	\$0	\$15,380,881
	2039	\$712,054	\$14,284,194	\$0	\$15,380,881
	2040	\$683,576	\$14,967,770	\$0	\$15,380,881
	2041	\$683,576	\$15,651,346	\$0	\$15,380,881
		<b>\$15,651,346</b>	is greater than	<b>\$15,380,881</b>	

Analysis Summary	
Is the project reasonably likely to generate M&O tax revenue in an amount sufficient to offset the M&O levy loss as a result of the limitation agreement?	Yes

NOTE: The analysis above only takes into account this project’s estimated impact on the M&O portion of the school district property tax levy directly related to this project.

Source: CPA, WILD ROSE WIND, LLC

**Disclaimer:** This examination is based on information from the application submitted to the school district and forwarded to the comptroller. It is intended to meet the statutory requirement of Chapter 313 of the Tax Code and is not intended for any other purpose.

## **Attachment C – Limitation as a Determining Factor**

Tax Code 313.026 states that the Comptroller may not issue a certificate for a limitation on appraised value under this chapter for property described in an application unless the comptroller determines that “the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in this state.” This represents the basis for the Comptroller’s determination.

### **Methodology**

Texas Administrative Code 9.1055(d) states the Comptroller shall review any information available to the Comptroller including:

- the application, including the responses to the questions in Section 8 (Limitation as a Determining Factor);
- public documents or statements by the applicant concerning business operations or site location issues or in which the applicant is a subject;
- statements by officials of the applicant, public documents or statements by governmental or industry officials concerning business operations or site location issues;
- existing investment and operations at or near the site or in the state that may impact the proposed project;
- announced real estate transactions, utility records, permit requests, industry publications or other sources that may provide information helpful in making the determination; and
- market information, raw materials or other production inputs, availability, existing facility locations, committed incentives, infrastructure issues, utility issues, location of buyers, nature of market, supply chains, other known sites under consideration.

### **Determination**

The Comptroller has determined that the limitation on appraised value is a determining factor in the Wild Rose Wind, LLC decision to invest capital and construct the project in this state. This is based on information available, including information provided by the applicant. Specifically, the comptroller notes the following:

- Per the company, early stage due diligence work to explore the feasibility of constructing a wind facility at this site has begun. As such, certain contracts have been executed. None of these contracts obligate Wild Rose Wind to construct the project.
- Per the company, it maintains a large portfolio of wind developments including 47 operating wind projects and almost 1,500 MW in ten states including New Mexico, Oklahoma, and Kansas, all with similar wind resources and competitive regulatory environments.
- Per the applicant, while this project is specific to this location, the potential economic return for the project will be compared to the potential returns from other locations within and outside of Texas that Exelon Wind or another potential owner is considering.

### **Supporting Information**

- a) Section 8 of the Application for a Limitation on Appraised Value
- b) Attachments provided in Tab 5 of the Application for a Limitation on Appraised Value
- c) Additional information provided by the Applicant or located by the Comptroller

**Disclaimer:** This examination is based on information from the application submitted to the school district and forwarded to the comptroller. It is intended to meet the statutory requirement of Chapter 313 of the Tax Code and is not intended for any other purpose.

# **Supporting Information**

**Section 8 of the Application for  
a Limitation on Appraised Value**

**SECTION 6: Eligibility Under Tax Code Chapter 313.024**

1. Are you an entity subject to the tax under Tax Code, Chapter 171?  Yes  No
2. The property will be used for one of the following activities:
  - (1) manufacturing  Yes  No
  - (2) research and development  Yes  No
  - (3) a clean coal project, as defined by Section 5.001, Water Code  Yes  No
  - (4) an advanced clean energy project, as defined by Section 382.003, Health and Safety Code  Yes  No
  - (5) renewable energy electric generation  Yes  No
  - (6) electric power generation using integrated gasification combined cycle technology  Yes  No
  - (7) nuclear electric power generation  Yes  No
  - (8) a computer center that is used as an integral part or as a necessary auxiliary part for the activity conducted by applicant in one or more activities described by Subdivisions (1) through (7)  Yes  No
  - (9) a Texas Priority Project, as defined by 313.024(e)(7) and TAC 9.1051  Yes  No
3. Are you requesting that any of the land be classified as qualified investment?  Yes  No
4. Will any of the proposed qualified investment be leased under a capitalized lease?  Yes  No
5. Will any of the proposed qualified investment be leased under an operating lease?  Yes  No
6. Are you including property that is owned by a person other than the applicant?  Yes  No
7. Will any property be pooled or proposed to be pooled with property owned by the applicant in determining the amount of your qualified investment?  Yes  No

**SECTION 7: Project Description**

1. In **Tab 4**, attach a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information.
2. Check the project characteristics that apply to the proposed project:
 

<input checked="" type="checkbox"/> Land has no existing improvements	<input type="checkbox"/> Land has existing improvements ( <i>complete Section 13</i> )
<input type="checkbox"/> Expansion of existing operation on the land ( <i>complete Section 13</i> )	<input type="checkbox"/> Relocation within Texas

**SECTION 8: Limitation as Determining Factor**

1. Does the applicant currently own the land on which the proposed project will occur?  Yes  No
2. Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project?  Yes  No
3. Does the applicant have current business activities at the location where the proposed project will occur?  Yes  No
4. Has the applicant made public statements in SEC filings or other documents regarding its intentions regarding the proposed project location?  Yes  No
5. Has the applicant received any local or state permits for activities on the proposed project site?  Yes  No
6. Has the applicant received commitments for state or local incentives for activities at the proposed project site?  Yes  No
7. Is the applicant evaluating other locations not in Texas for the proposed project?  Yes  No
8. Has the applicant provided capital investment or return on investment information for the proposed project in comparison with other alternative investment opportunities?  Yes  No
9. Has the applicant provided information related to the applicant's inputs, transportation and markets for the proposed project?  Yes  No
10. Are you submitting information to assist in the determination as to whether the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in Texas?  Yes  No

**Chapter 313.026(e) states "the applicant may submit information to the Comptroller that would provide a basis for an affirmative determination under Subsection (c)(2)." If you answered "yes" to any of the questions in Section 8, attach supporting information in Tab 5.**

# **Supporting Information**

Attachments provided in Tab 5  
of the Application for a  
Limitation on Appraised Value

**Tab 5**

**Documentation to assist in determining if limitation is a determining factor**

**Section 8, #2: Has the applicant entered into any agreements, contracts, or letters of intent related to the proposed project?**

WildRoseWind, in coordination with Exelon Wind, has begun early stage due diligence work to explore the feasibility of constructing a wind facility at this site. As such, certain contracts have been executed including agreements to site and install meteorological monitoring equipment, wind study reports, lease and easement agreements with landowners, establishment of a Reinvestment Zone, contracts with environmental contractors to explore environmental impacts of the proposed project and an interconnection agreement with the transmission provider. None of these contracts obligate WildRoseWind to construct the project.

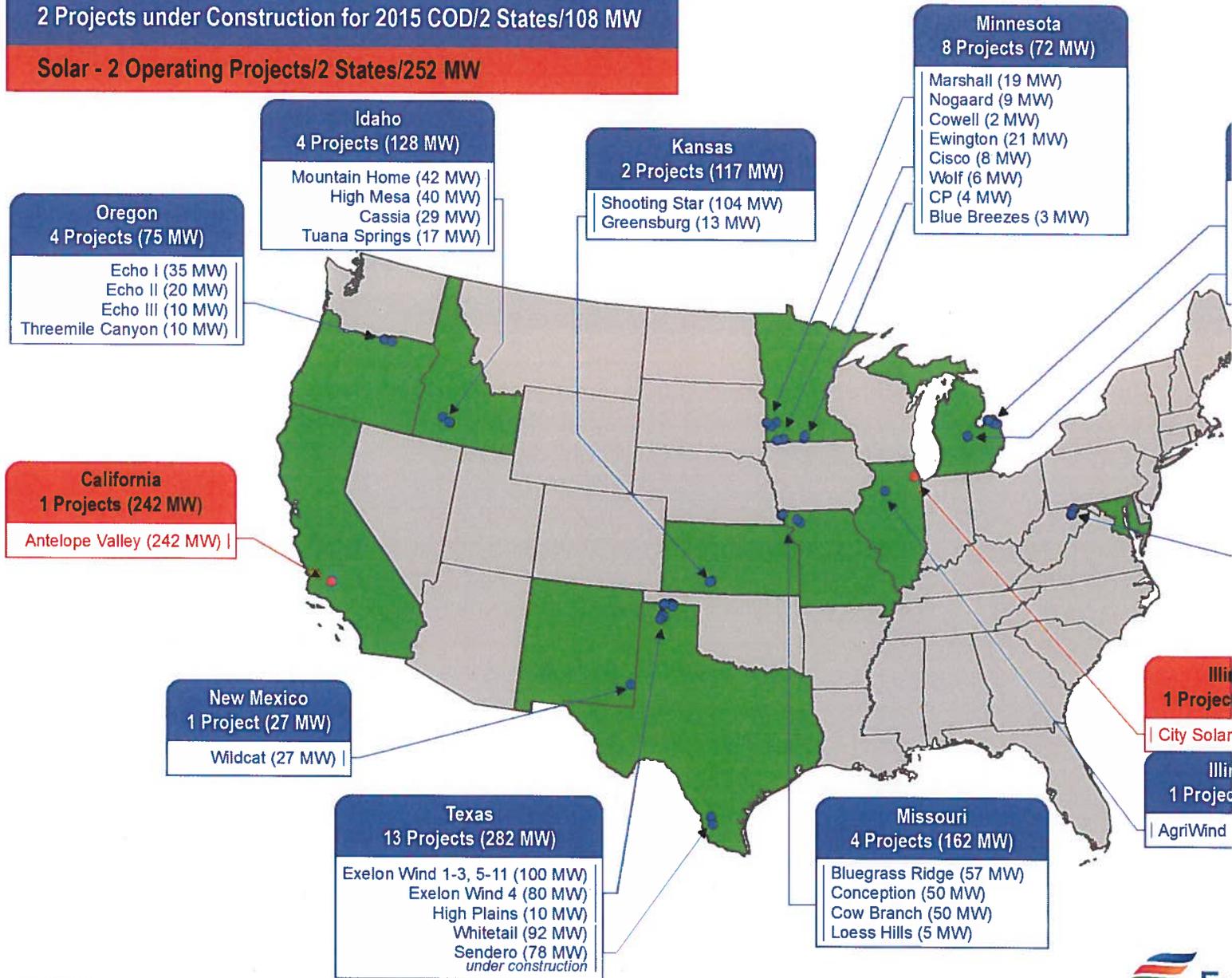
**Section 8, #7: Is the applicant evaluating other locations not in Texas for the proposed project?**

Exelon Wind maintains a large portfolio of wind developments including 47 operating wind projects and almost 1,500 MW in ten states including New Mexico, Oklahoma, and Kansas, all with similar wind resources and competitive regulatory environments. Exelon Wind has 13 of these projects in Texas totaling 288 MW of wind generation with another 78 MW project under construction. Additionally Exelon has a 30 MW wind project under construction in Maryland. See attached map of Exelon's Wind and Solar portfolio.

While the project developer, WildRoseWind LLC, is specific to this location in Texas, the potential economic return for the Swisher Wind project will be compared to the potential returns from other locations within and outside of Texas that Exelon Wind or another potential owner is considering. Exelon Wind has limited capital, human and turbine resources, and must pick the best projects to advance as a company each year. The economic return is the primary input for this decision.

Wind - 45 Operating Projects/10 States/1,383 MW  
 2 Projects under Construction for 2015 COD/2 States/108 MW

Solar - 2 Operating Projects/2 States/252 MW

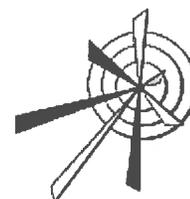


Date: 4/27/2015

# **Supporting Information**

Additional information  
located by the Comptroller

## Our projects



### Childress County Wind One

NEWIND

This project was originated by WRP in August 2006. WRP is pleased to announce that in March 2010, Newind LLC acquired 90% of Childress County Wind One LLC. Additional information about Newind is available at [www.newind.com](http://www.newind.com).

- 120MW project with an estimated in service date of March 2012 for the first 80MW
- Located in Childress County, Texas in the ERCOT NERC region
- 13,000 acres under easement with clean titles comprised of 30 landowners
- In the final phase of interconnection studies with AEP and ERCOT
- On site, three transmission lines: ERCOT 69kV and 138kV and SPP 138kV
- Adjacent to the future TESLA Substation
- Three NRG met towers collecting wind data since October 2006 with assessment, including a draft turbine array and a P-90 study
- Completed Phase I-HAZMAT environmental assessment with no issues
- Analysis of pre-construction Avian observations with no concerns
- FAA determinations for the project's perimeter
- Criteria/guidelines and a reinvestment zone in place for tax reduction
- Preliminary discussions to negotiate the county tax abatement and school value limitation/payment in lieu of taxes

300MW project under confidential development