

**RESOLUTION OF THE
COMSTOCK INDEPENDENT SCHOOL DISTRICT BOARD OF TRUSTEES**

RESOLUTION DESIGNATING BLUE VALLEY SOLAR, LLC REINVESTMENT ZONE

WHEREAS, the Board of Trustees of the Comstock Independent School District (“District”) seeks to promote the development or redevelopment of a certain contiguous geographic area within its jurisdiction by the creation of a reinvestment zone;

WHEREAS, the District is authorized by the Property Redevelopment and Tax Abatement Act, as amended (Texas Tax Code § 312.0025), for the purpose of authorizing an Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes, as authorized by Chapter 313 of the Texas Tax Code;

WHEREAS, on November 15, 2022 and on December 13, 2022, hearings were held before the Board of Trustees of the District pursuant to Texas Tax Code § 312.201(d), a newspaper notice was published and written notice was delivered to the respective taxing entities within this jurisdiction at least seven (7) days prior to each public hearing on the designation of the reinvestment zone;

WHEREAS, the Board of Trustees at such public hearings invited any interested person to appear and speak for or against the creation of the reinvestment zone, and whether all or part of the territory described should be included in the proposed reinvestment zone;

WHEREAS, on December 13, 2022, the Board of Trustees considered information provided by proponents and opponents of the creation of the reinvestment zone if any, and in accordance with previously adopted Criteria and Guidelines; and

WHEREAS, the Board of Trustees considered the creation of a reinvestment zone related to a tax limitation agreement submitted by Blue Valley Solar, LLC for property within the District’s boundaries and depicted in the attached **Exhibits A and B**.

**BE IT RESOLVED BY THE BOARD OF TRUSTEES
OF THE COMSTOCK 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 Comstock Independent School District, after conducting such hearings 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 there were two properly called, held and conducted public hearings on the adoption of the *Blue Valley Solar, LLC Reinvestment Zone*, and that notices of such hearing have been published as required by law and mailed to the respective presiding officers of the governing bodies/governing bodies of each taxing unit which includes within its boundaries real property that is to be included in the proposed reinvestment zone; and,
- (b) That the boundaries of the *Blue Valley Solar, LLC Reinvestment Zone* are within the boundaries of the District and by the adoption of this Resolution is declared and certified to be the area described in the attached Exhibits A and B; and,
- (c) That creation of the *Blue Valley Solar, LLC Reinvestment Zone* with boundaries as described in Exhibits A and B will result in economic benefits to the District and that the improvements sought are feasible and practical; and,
- (d) The *Blue Valley Solar, LLC Reinvestment Zone* described in Exhibits A and 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 District.

SECTION 3. That pursuant to the Property Redevelopment and Tax Abatement Act, as amended, the District, hereby creates a reinvestment zone under the provisions of Texas Tax Code § 312.0025, encompassing the area described by the descriptions in Exhibits A and B, and such reinvestment zone is hereby designated and shall hereafter be referred to as *Blue Valley Solar, LLC Reinvestment Zone*.

SECTION 4. That the *Blue Valley Solar, LLC Reinvestment Zone* shall take immediate effect upon adoption 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 designation.

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 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 two public hearings were held prior to the designation of such reinvestment zone, and that proper notice of the hearings was published in newspapers of general circulation in Val Verde County, and furthermore, such notice of the meeting was, in fact, delivered to the presiding officer of any affected taxing entity as prescribed by the Property Redevelopment and Tax Abatement Act.

PASSED, APPROVED, AND ADOPTED on this 13th day of December, 2022.

Comstock Independent School District

By: William J. Zuberbuhler
President, Board of Trustees

Attest:

By: Rogina Jimenez
Secretary, Board of Trustees

CERTIFICATION

I hereby certify that the foregoing resolution was presented to the Board of Trustees of the Comstock Independent School District during a regular meeting on December 13, 2022. A quorum of the Board of Trustees being then present, it was then duly moved and seconded that the resolution be adopted according to the following votes,

Ayes: 5
Nays: 1
Abstentions: _____

To certify which, witness my hand this 19th day of December, 2022.

By: William J. Zuberbuhler
President, Board of Trustees

EXHIBIT A
PROPERTY INCLUDED IN THE REINVESTMENT ZONE

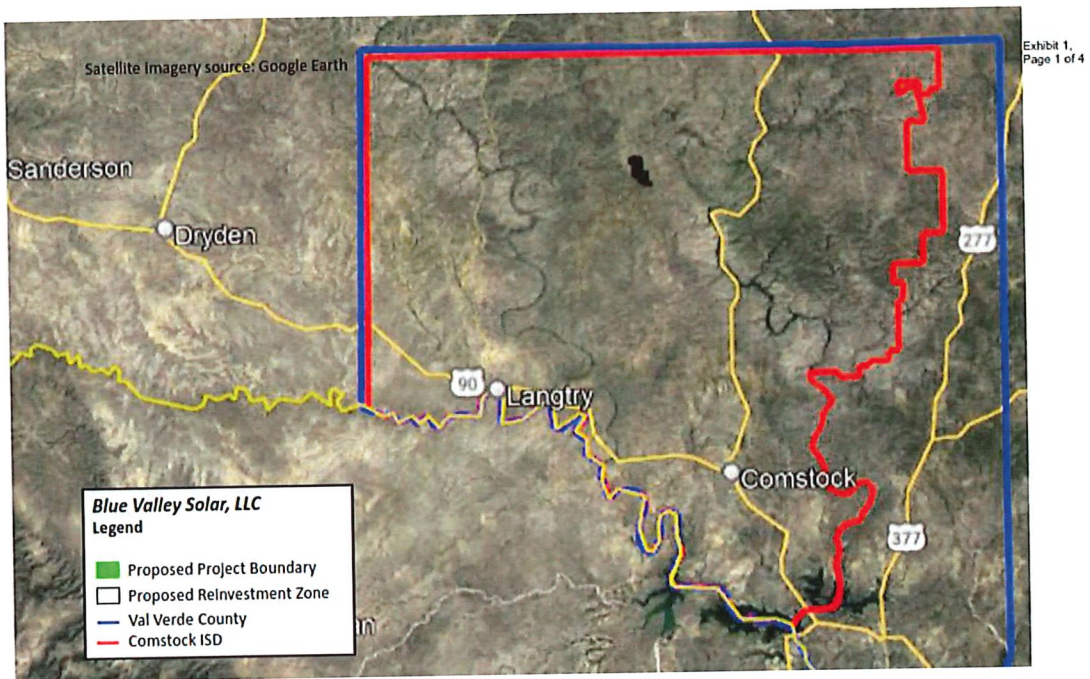
The Reinvestment Zone includes all the areas in the Val Verde County Appraisal District tax parcels listed below that lie within the boundaries of Comstock ISD. Maps of the Reinvestment Zone are attached as Exhibit B. In the event of a discrepancy between Exhibit A and the attached maps on Exhibit B, Exhibit A shall control.

The total area of the Reinvestment Zone is approximately 978.27 acres.

Property ID	Owner	Legal Description
12645	BRAZOS HIGHLAND PROPERTIES LP	ABST 0140 SUR 1 BS & F, 241 ACRES OUT OF 324.931 ACRES
12751	BRAZOS HIGHLAND PROPERTIES LP	ABST 0162 SUR 43 BLK DB CCSD & RGNG RR CO, 61 ACRES OUT OF 406.821 ACRES
18993	BRAZOS HIGHLAND PROPERTIES LP	ABST 3457 SUR 44 1/2 DICKSON J, 119 ACRES OUT OF 307.083 ACRES
19014	BRAZOS HIGHLAND PROPERTIES LP	ABST 3472 SUR 4 BS & F, 103.270 ACRES
19015	BRAZOS HIGHLAND PROPERTIES LP	ABST 3473 SUR 44 BLK DB CCSD & RGNG RR CO, 54 ACRES OUT OF 667.219 ACRES
19017	BRAZOS HIGHLAND PROPERTIES LP	ABST 3475 SUR 2 BS & F, 400 ACRES OUT OF 658.485 ACRES

EXHIBIT B
MAPS OF BLUE VALLEY SOLAR, LLC REINVESTMENT ZONE

The boundaries of the Blue Valley Solar, LLC Reinvestment Zone will be entirely within Comstock ISD's boundaries and more particularly described in the following maps:



Satellite Imagery source: Google Earth

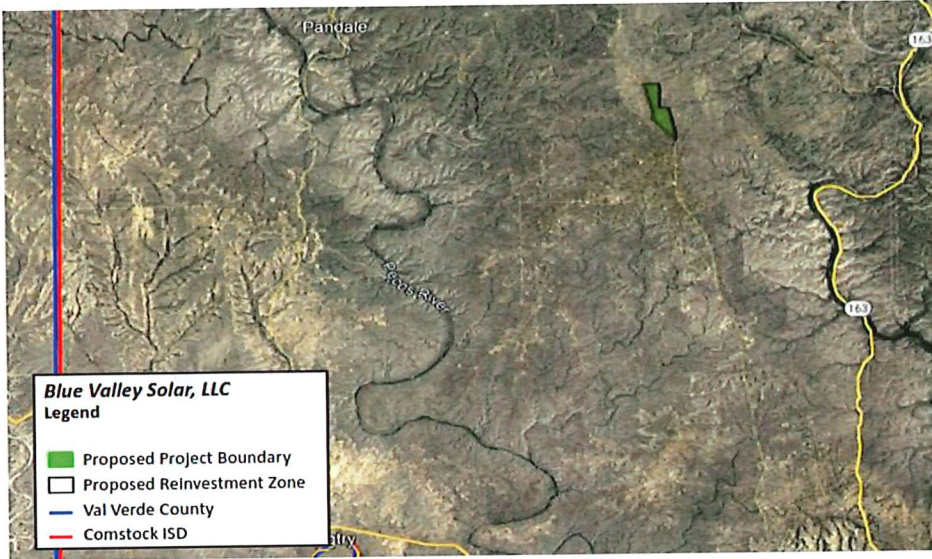
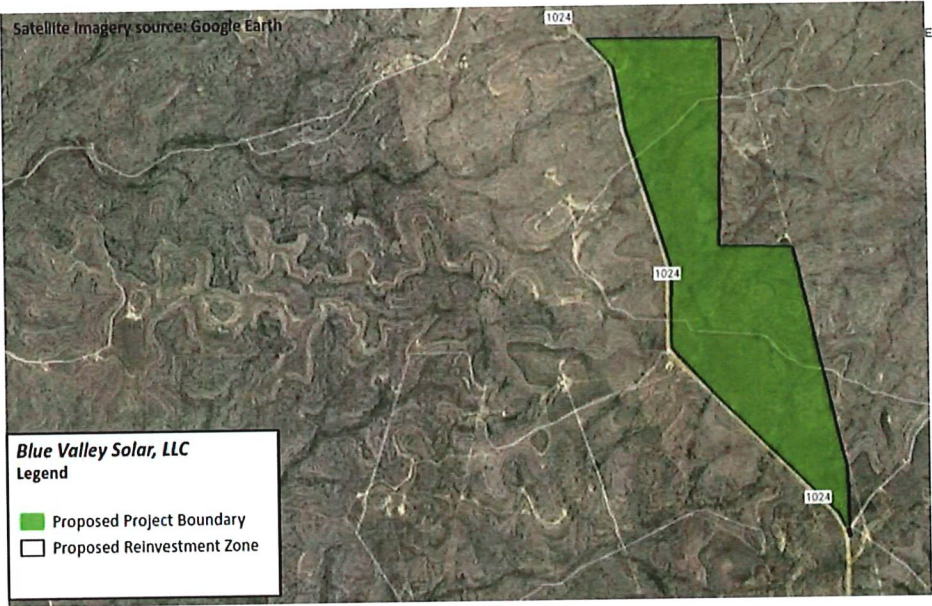


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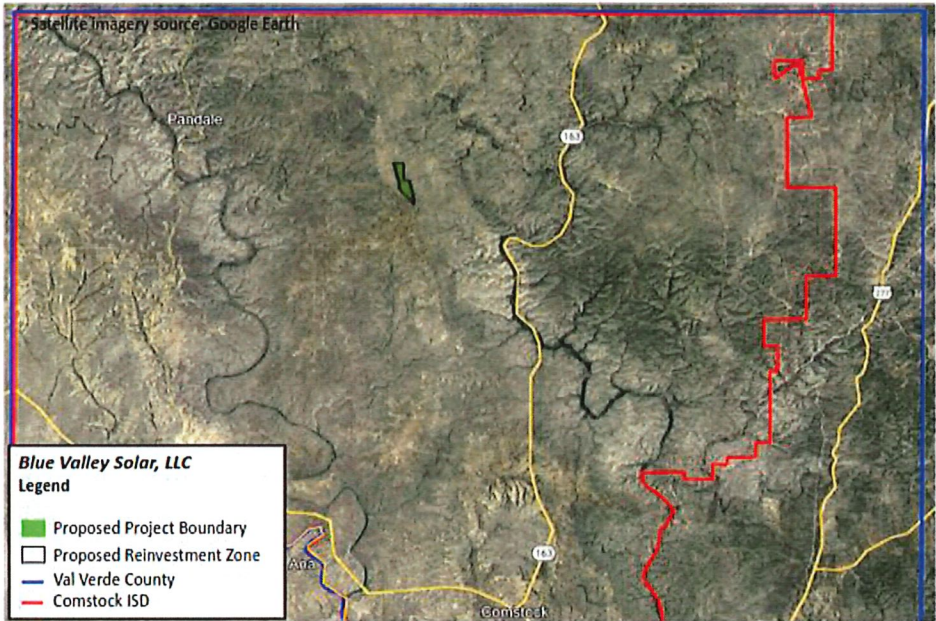


Exhibit 1,
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