

# UNDERWOOD

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February 11, 2022

Ginger Flowers, Analyst  
Data Analysis and Transparency Division  
Texas Comptroller of Public Accounts  
111 E. 17th St.  
Austin, TX 78774

*Via Email*

Re: App. 1650 - Iola ISD - Grimes County Solar, LLC

Dear Ginger:

Enclosed please find the District's Resolution Designating the Grimes County Solar Reinvestment Zone as Supplement No. 2 to the above-noted Application.

Please let me know if you require any additional information.

Sincerely,



Fred A. Stormer

Encl.

cc: Evan Horn, Ernst & Young LLP  
Jeff Dyer, Superintendent, Iola ISD

*via email: [evan.horn@ey.com](mailto:evan.horn@ey.com)*

## RESOLUTION

**A RESOLUTION DESIGNATING A CERTAIN AREA AS A REINVESTMENT ZONE FOR TEXAS TAX CODE CHAPTER 313 APPRAISED VALUE LIMITATION IN THE IOLA INDEPENDENT SCHOOL DISTRICT, IN GRIMES COUNTY, TEXAS, TO BE KNOWN AS THE GRIMES COUNTY SOLAR REINVESTMENT ZONE; ESTABLISHING THE BOUNDARIES THEREOF; AND PROVIDING FOR AN EFFECTIVE DATE.**

*WHEREAS*, the Board of Trustees of the Iola Independent School District desires to promote the development or redevelopment of a certain contiguous geographic area within its jurisdiction by the creation of a reinvestment zone as authorized by the Property Redevelopment and Tax Abatement Act, as amended (V.T.C.A. 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; and

*WHEREAS*, on February 10, 2022, a public hearing before the Board of Trustees of the Iola Independent School District was held, such date being at least seven (7) days after the date of publication of the notice of such public hearing, and the delivery of written notice to the respective presiding officers of each taxing entity that includes within its boundaries real property that is to be included in the proposed reinvestment zone; and

*WHEREAS*, the Board of Trustees of Iola Independent School District at such public hearing 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; and

*WHEREAS*, the proponents of the reinvestment zone offered evidence, both oral and documentary, in favor of all of the foregoing matters relating to the creation of the reinvestment zone and opponents, if any, of the reinvestment zone appeared to contest the creation of the reinvestment zone.

***BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE IOLA 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 Iola Independent School District, after conducting such public 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 adoption of the *Grimes County Solar Reinvestment Zone* has been properly called, held and conducted and that notices of such hearing have been published as required by law 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 the *Grimes County Solar Reinvestment Zone* be and, by the adoption of this Resolution, is declared and certified to be, the area as described in the legal 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 the *Grimes County Solar Reinvestment Zone* which is normatively described in **EXHIBIT A**; and
- (d) That creation of the *Grimes County Solar Reinvestment Zone* with boundaries as described in **EXHIBIT A** and **EXHIBIT B** will result in benefits to the Iola Independent School District and to land included in the reinvestment zone, and that the improvements sought are feasible and practical; and
- (e) The *Grimes County Solar 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 (i) will attract major investment in the zone that will be a benefit to the property and Iola Independent School District, and (ii) would contribute to economic development within the Iola Independent School District, and that the entire tract of land is located entirely within the Iola Independent School District.

SECTION 3. That pursuant to the Property Redevelopment and Tax Abatement Act, as amended, the Iola Independent School District hereby creates a reinvestment zone under the provisions of Texas Tax Code § 312.0025, encompassing the area described by **EXHIBIT A** and **EXHIBIT B**, and such reinvestment zone is hereby designated and shall hereafter be referred to as the *Grimes County Solar Reinvestment Zone*.

SECTION 4. That the *Grimes County Solar Reinvestment Zone* shall take 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 designation, and may be renewed for periods not to exceed five (5) years.

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.

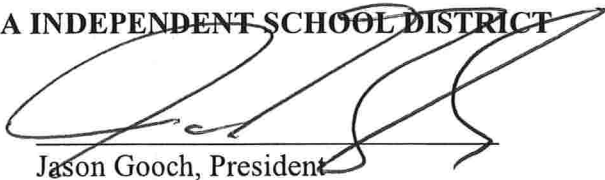
SECTION 6. That it is hereby found, determined and declared that a sufficient notice of the date, hour, place and subject, of the meeting of the Iola Independent School District Board of Trustees, at which this Resolution was adopted, was posted at a place convenient and readily

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 the official newspaper of general circulation in Iola Independent School District and Grimes County, Texas, and furthermore, such notice 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 10<sup>th</sup> day of February, 2022.

**IOLA INDEPENDENT SCHOOL DISTRICT**

By:

  
Jason Gooch, President  
Board of Trustees

**ATTEST:**

By:

  
Tammy Harvey, Secretary  
Board of Trustees

# EXHIBIT A

## DESCRIPTION OF REINVESTMENT ZONE

The Grimes County Solar Reinvestment Zone includes the property described below. A map of the Grimes County Solar Reinvestment Zone is also attached as Exhibit B. In the event of a discrepancy between this Exhibit A and the attached map on Exhibit B, Exhibit B shall control.

PID	Legal Description	Acres
R19707	A0471 T H WALKER, TRACT 50	446.00
R19700	A0471 T H WALKER, TRACT 24	143.62
R72366	A0471 T H WALKER, TRACT 24-4	132.55
R72365	A0471 T H WALKER, TRACT 24-3	132.55
R72371	A0471 T H WALKER, TRACT 24-9	11.07
R19704	A0471 T H WALKER, TRACT 40	266.00
R72367	A0471 T H WALKER, TRACT 24-5	143.62
R72364	A0471 T H WALKER, TRACT 24-2	143.62
R17977	A0312 J F MARTIN, TRACT 74	103.68
R19705	A0471 T H WALKER, TRACT 42	98.15
R67860	A0312 J F MARTIN, TRACT 11-5	26.14
R24459	JOHNSON SUB, LOT 96	11.00
R24455	JOHNSON SUB, LOT 94	11.00
R72369	A0471 T H WALKER, TRACT 24-7	11.07
R72370	A0471 T H WALKER, TRACT 24-8	11.07
R77043	A0471 T H WALKER, TRACT 25	139.62
R18473	A0369 M PETERSON, TRACT 4	76.56
	A-471	
<b>Total</b>		<b>1907.315</b>

# EXHIBIT B

## MAP OF THE GRIMES COUNTY SOLAR REINVESTMENT ZONE

