

NOTICE OF MEETING OF THE HILL COUNTY COMMISSIONERS COURT

NOTICE IS HEREBY GIVEN that, in accordance with the Government Code, Chapter 551, (known as the Open Meetings Act), as amended, a REGULAR MEETING OF THE COMMISSIONERS’ COURT, the governing body of Hill County, will be held on the **26th day of September, 2023 at 8:30 a.m.** in the Commissioners Courtroom at the Hill County Courthouse, 1 North Waco Street, Hillsboro, Texas 76645, at which time, the subjects below will be considered and potentially acted upon.

1. Hold public hearing on Hill County’s intent to enter into a Tax Abatement Agreement with OCI Hillsboro, LLC relating to a solar energy generation, storage and transmission equipment.

a) Owner of property: The Owner of the Improvements and Additions that would be subject to Tax Abatement is OCI Hillsboro Solar, LLC, 6000 IH 10 West, Suite 1201, San Antonio, TX 78230.

b) Applicant for Abatement: OCI Hillsboro Solar, LLC, 6000 IH 10 West, Suite 1201, San Antonio, TX 78230.

c) Hill County Reinvestment Zone 012 in unincorporated Hill County, Texas. The Reinvestment Zone is made up of leased parcels. The entire Reinvestment Zone is described as:

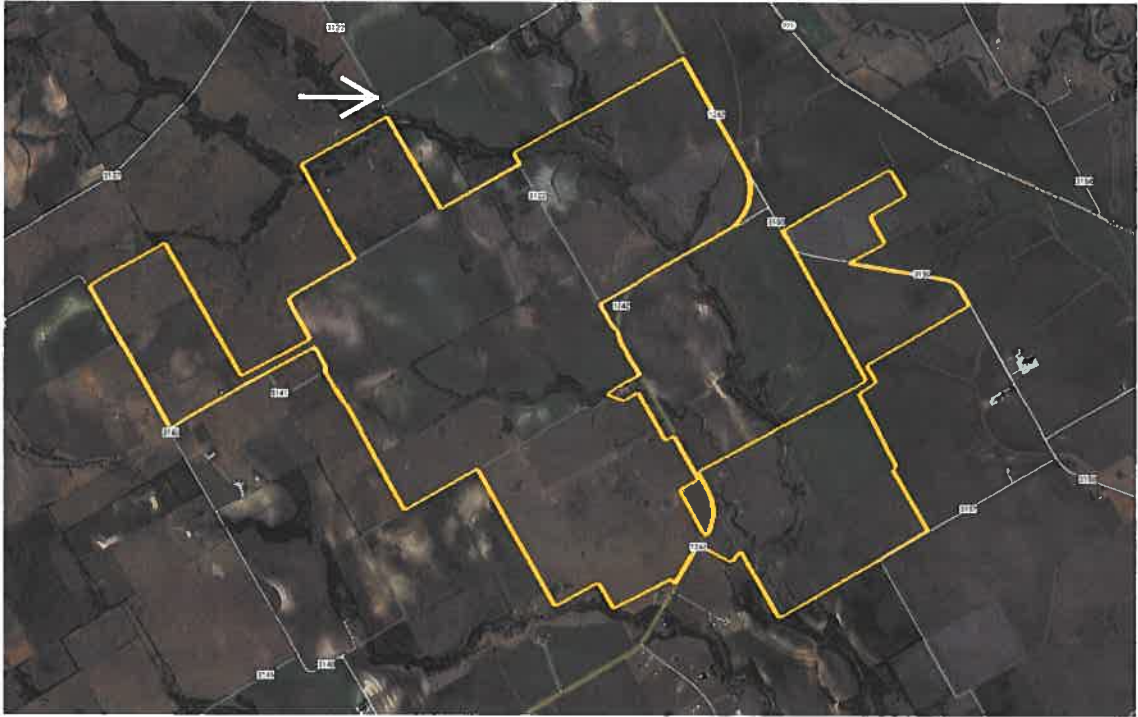
This proposed reinvestment zone will encompass roughly 1,300 acres located in eastern Hill County within the Bynum Independent School District, which land is in adjoining parcels capable of combination for use in a Project qualifying for tax abatement. Such parcels making up the Reinvestment Zone being—

OCI Hillsboro Solar LLC		
Name	Parcel	Legal Acreage
LILLEY OF THE VALLEY EAST LLC	122152	119.75
LILLEY OF THE VALLEY EAST LLC	122127	3
ASH CREEK RANCH LLC	122153	145.83
WALTERS FAMILY TRUST	122150	120
ASH CREEK RANCH LLC	122149	92.48
MCCOMMAS LUTHER C III	122075	60
MCCOMMAS LUTHER C III	122223	160
BARRETT ROY LEE	122222	80.43
BARRETT ROY LEE	122228	80.43
WIGGINS DS FARM C HOLDINGS LLC	122559	320
RUSSELL ELDON	122156	99.2
DEGNER MILTON B FAM TEST TR	121924	84.53
BARRETT ROY L SPECIAL TRUST	121925	75.79
CONFIDENTIAL	121928	65.28
RANCHO SANTOYO H LLC	121926	80
RANCHO SANTOYO H LLC	122537	74.42
RANCHO SANTOYO H LLC	122123	223.57
BRYANT JAMES C JR	122003	116.29
LILLEY OF THE VALLEY WEST LLC	122002	125
LILLEY OF THE VALLEY WEST LLC	122626	17

NOTE: BY STATUTE, REINVESTMENT ZONES HAVE TO CONTIGUOUS AND ALL PARCELS MUST BE LISTED REGARDLESS OF HOW MUCH OF THE PARCEL IS USED. PARCEL 122150 IS A 120 ACRE PARCEL OF WHICH ONLY A 30FT BY 500FT EASEMENT IS BEING USED TO CONNECT PARCELS 122153 AND 122149.

The boundary of the proposed Reinvestment Zone is delineated by the outside boundary lines of the outermost parcels forming the 1,300-acre unit intended for production of solar energy.

OCI HILLSBORO SOLAR LLC REINVESTMENT ZONE



d) Improvements and Additions:

ATTACHMENT 1

Description of Qualified Investment

OCI Hillsboro Solar LLC proposes to construct a 200 MW (AC) Photovoltaic solar facility and optional 200 MW battery energy storage system that would be sited on approximately 1300 acres of land approximately 1 mile south of the city of Bynum in Hill County. This application covers all qualified property in the reinvestment zone and project boundary within Hill County necessary for the commercial operations of the proposed solar project.

- underground collection systems
- transmission lines
- electrical interconnections,
- roads
- control systems necessary for commercial generation of electricity
- solar modules/panels
- racking and mounting structures
- inverters boxes
- combiner boxes
- battery energy storage system
- energy storage enclosures containing batteries,
- SCADA systems,
- transformers,
- fire suppression systems
- meteorological equipment
- roadways
- maintenance and operations building
- paving
- fencing
- electrical substations

e) Capital Investment: Capital investment is estimated to be over \$320,000,000.

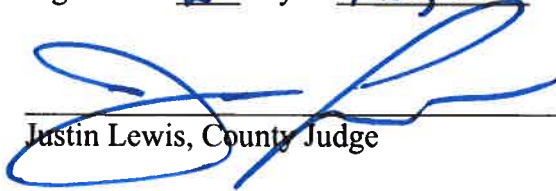
f) Taxable Value: The estimated Taxable Value is a minimum of \$320,000,000.

2. Close Public Hearing.

3. Discussion and possible action on approval of Tax Abatement Agreement between Hill County, Texas and OCI Hillsboro, LLC.

4. Adjourn.

Signed this 25th day of August 2023.


Justin Lewis, County Judge

STATE OF TEXAS *

COUNTY OF HILL *

I, Nicole Janner, County Clerk, and the Ex-Officio Clerk to the Commissioners Court, hereby certify that the above and foregoing is a true and correct copy of a NOTICE OF MEETING posted by me at the Courthouse door in Hillsboro, Hill County, Texas, where notices are customarily posted this 25 day of August, 2023.

Witness my hand and seal of office at Hillsboro, Hill County, Texas the 25 day of August, 2023 at 2:18 p.m.

(SEAL)

Nicole Janner
County Clerk
Hill County, Texas