

## **NOTICE OF TAX ABATEMENT CONSIDERATION**

### **COTTLE COUNTY COMMISSIONERS COURT**

**DATE:** July 14, 2025

**TIME:** 9:30 A.M.

**PLACE:** Cottle County Courthouse, Commissioner's Courtroom, 815 9<sup>th</sup> Street, Paducah, Texas 79248

**PURPOSE:** The Cottle County Commissioners Court will discuss and take possible action regarding a First Amendment to the Tax Abatement Agreement with Thalia Solar, LLC, pursuant to Chapter 312 of the Texas Tax Code.

**Property Owner and Applicant ("Applicant") for Tax Abatement:** Thalia Solar, LLC

**Reinvestment Zone:** Cottle County Reinvestment Zone - Thalia

**Property in Proposed Reinvestment Zone:** See attached map and property description provided in Exhibit "A" attached hereto and incorporated herein for all purposes.

**Anticipated Improvements:** The general description of the nature of the improvements included in the agreements is as follows:

Applicant anticipates constructing 252 MWAC solar energy generation facility with attached battery storage. Improvements may include (but are not limited to) Substation, Transmission Line, Inverters and Transformers, Foundations, Roadways, Paving, & Fencing, Posts & Racking Equipment, Meteorological Towers & Equipment, Mounting and Tracking Equipment, Performance Monitoring Equipment Batteries and Containers, Substation, Inverter and Transformers, Interconnection Facilities, Solar Modules & Panels, Power Conditioning Equipment, Combiner Boxes, Operation & Maintenance Building, DC and AC Collection Wires, Cables, and Equipment, SCADA Equipment, Relay Equipment, Foundations, and Internal Roadways, Paving & Fencing.

#### **Summary of Proposed Amendments:**

The First Amendment to the Tax Abatement Agreement would revise the calculations of the Annual PILOT and extend the Commercial Operations Date so that the Applicant agrees that the Project shall achieve Commercial Operations on or before December 31, 2027 with the option to extend the Commercial Operations Date until December 31, 2028.

**Estimated Cost of the Improvements:** The estimated cost of the improvements being contemplated by Property Owner and Applicant is between \$200,000,000.00 and \$240,000,000.00.

**FOR DETAILED INFORMATION OR QUESTIONS CALL THE COUNTY JUDGE'S OFFICE AT (806) 492-3613.**

### CERTIFICATION

I certify that the above Notice of Tax Abatement Consideration was posted on the bulletin board and exterior door at the Courthouse door of Cottle County, Texas, at a place readily accessible to the general public at all times on the \_\_\_\_ day of May 2025, and pursuant to Texas Tax Code 312.207 and Chapter 551, Texas Government Code, said Notice remained so posted continuously for at least 30 days preceding the scheduled time of said Meeting.

A handwritten signature in blue ink, appearing to read 'KH Holloway', is written over a horizontal line.

Karl Holloway, County Judge

# Exhibit "A"

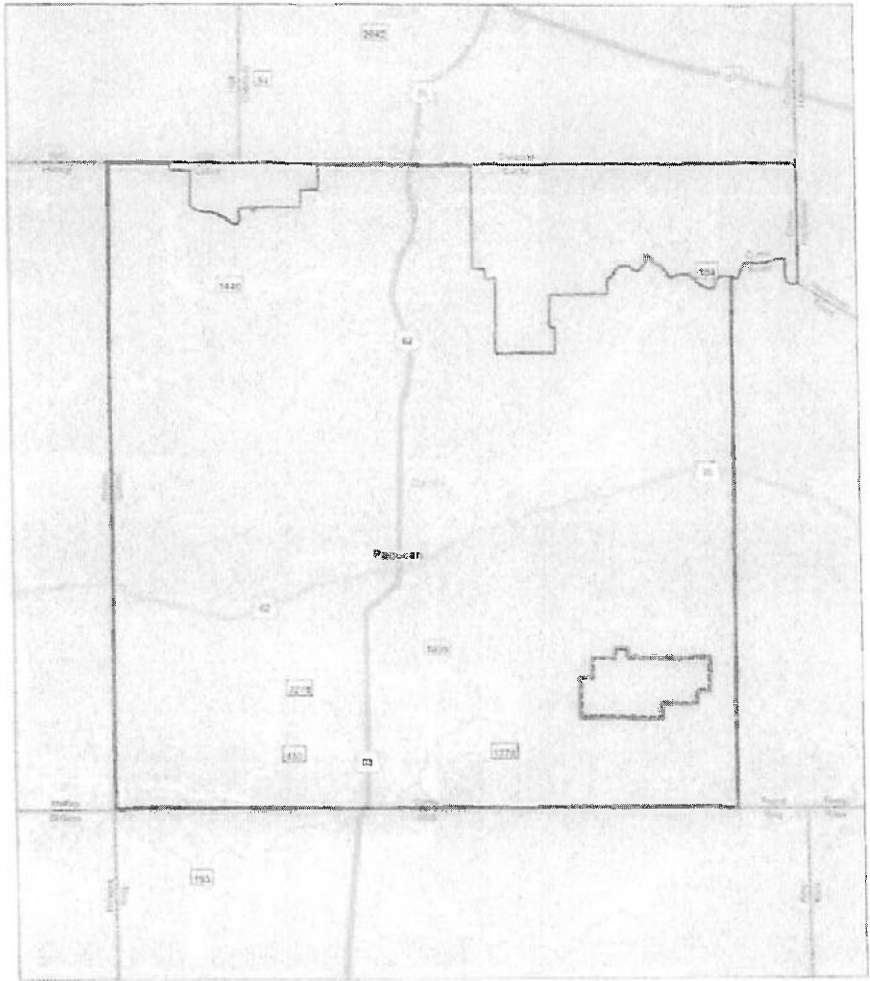
## PROPERTY DESCRIPTION AND MAP OF COTTLE COUNTY REINVESTMENT ZONE - THALIA

Cottle County Reinvestment Zone - Thalia is comprised of the following parcels. In the event of discrepancy between this Exhibit "A" and the attached map, this map shall control; provided however, the Cottle County Reinvestment Zone - Thalia shall in no way be deemed to include any portion of any municipality.

Owner Name	PID	Legal	Acres GIS
Bates Family Holdings LLC	125	ABS 00659 NE/4 OF 3 BLK L A FORSYTHE	138.747134
Kendal Gene Garrison	2331	ABS 00658 5 BLK L A FORSYTHE	101.260232
Tim W & Debra B Maxwell	8886	ABS 00659 MIDDLE 1/3 OF NW/4 OF 3 BLK L A FORSYTHE	49.023017
Larry T and Kristi Downey	232	ABS 00794 18 BLK K R M THOMSON	636.209227
Charles and Linda Howle Living Trust	290	ABS 00659 N/3 OF NW/4 OF 3 BLK L A FORSYTHE	48.560926
Doyle & Christy Chaney	226	ABS 00655 7 BLK L A FORSYTHE	234.524772
Bates Family Holdings LLC	12423	ABS 00800 19 BLK K R M THOMSON 1/3 OF 20%	352.644411
Irlene Gene Brooks	1066	ABS 00654 E/2 OF 2 BLK L A FORSYTHE	316.667662
Bates Family Holdings LLC	201	ABS 00658 NW/4 OF 5 BLK L A FORSYTHE	146.898061
Doyle and Christy Chaney	229	ABS 00655 NE/4 OF 7 BLK L A FORSYTHE	76.372351
Bates Family Holdings LLC	176	ABS 00651 8 BLK L A FORSYTHE	396.447608
Bates Family Holdings LLC	12271	ABS 00655 N/2 OF SW/4 OF 7 BLK L A FORSYTHE	83.400673
Clinton R and Sharrille Bengval	1532	ABS 00657 NE/4 OF 4 BLK L A FORSYTHE	2.365301
Gibson Land Company Ltd	883	ABS 00014 NE & S OF 9 BLK 1 AB&M	537.408908
Four N Ranch LLC	2395	ABS 01387 4 AB&M J B EARP	683.331613
BIB Family Land LLC	317	ABS 00655 7 BLK L A FORSYTHE	37.466823
Clinton R and Sharrille Bengval	275	ABS 00657 NE/4 4 BLK L A FORSYTHE	136.155621
Clinton R and Sharrille Bengval	12461	ABS 00657 N2/4 OF 4 BLK L A FORSYTHE	84.547951
Dalsha L Jones	122	ABS 00659 3 BLK L A FORSYTHE	4.627845
Bates Family Holdings LLC	193	ABS 00800 19 BLK K R M THOMSON	207.615267
Gibson Land Company Ltd	264	ABS 00657 4 BLK L A FORSYTHE	92.498662
Four N Ranch LLC	2393	ABS 00018 3 BLK 3 AB&M	261.813094
Canon W T Estate	244	ABS 00663 64 P P KNOTT	40.725215
Larry and Kristi Downey	239	ABS 00800 19 BLK K R M THOMSON	98.979097
Eddie and Donna Maxwell	279	ABS 00659 3 BLK L A FORSYTHE	48.581681
Gibson Land Company Ltd	281	ABS 00657 4 BLK L A FORSYTHE	237.352635
Bates Family Holdings LLC	185	ABS 00656 6 BLK L A FORSYTHE	160.990952
Gibson Land Company Ltd	897	ABS 01340 10 BLK 1 AB&M G M PELLEY	661.833228
Joe Smith	1292	ABS 00655 N OF 7 BLK L A FORSYTHE	127.514083
Katherine Henry	12270	ABS 00659 156.039 ACRES OF THE SE/4 OF 3 BLK L A FORSYTHE	162.627497
Gibson Land Company Ltd	1443	ABS 00018 3 BLK 3 AB&M	381.236066
Canon W T Estate	242	ABS 00993 47 BLK K R M THOMSON	97.254862
Bates Family Holdings LLC	902	ABS 00659 9 BLK L A FORSYTHE	79.533329
Gibson Land Company Ltd	301	ABS 00657 S/2 OF THE SW/4 OF 4 BLK L A FORSYTHE	72.862636
Bates Family Holdings LLC	180	ABS 00663 64 P P KNOTT	328.545969
Gibson Land Company Ltd	260	ABS 00656 6 BLK L A FORSYTHE	156.510269
Clinton R and Sharrille Bengval	255	ABS 00658 NW/4 OF 6 BLK L A FORSYTHE	153.426938
BIB Family Land LLC	252	ABS 00651 8 BLK L A FORSYTHE	75.185364
Eddie and Donna Maxwell	284	ABS 00659 3 BLK L A FORSYTHE	167.64928
Coty Burns James Coffey Trust	128	ABS 00656 6 BLK L A FORSYTHE	159.925488
Gibson Land Company Ltd	887	ABS 00014 N/3/4 OF NW/4 OF 9 BLK 1 AB&M	123.804034
Coty Burns James Coffey Trust	133	ABS 00658 5 BLK L A FORSYTHE	392.730208
Bates Family Holdings LLC	144	ABS 00659 NE/4 OF 3 BLK L A FORSYTHE	81.135795
Bates Family Holdings LLC	915	ABS 00652 10 BLK L A FORSYTHE	80.479028
Gibson Land Company Ltd	899	ABS 00653 9 BLK L A FORSYTHE	326.555415
Bates Family Holdings LLC	188	ABS 00993 47 BLK K R M THOMSON	497.522365
Larry J and Julia A Browning	250	ABS 00651 8 BLK L A FORSYTHE	162.934835
Farr Randall Tippen	271	ABS 00787 23 BLK K R M THOMSON	161.078277
Rebecca Hunter	14173	ABS 00689 3 BLK L A FORSYTHE	19.968746
Bates Family Holdings LLC	915	ABS 00652 10 BLK L A FORSYTHE	79.447547
		Acres	9422.793403

Exhibit "A" continued

Exhibit B  
MAP OF  
THE THALIA SOLAR REINVESTMENT ZONE



**Thalia Solar Project**

Tab 6 - Padonah (SD)  
April 2022



- Center County
- Padonah (SD)
- Reinvestment Zone Center County
- Thalia Solar Project Boundary

