

## **NOTICE OF TAX ABATEMENT CONSIDERATION**

### **COTTLE COUNTY COMMISSIONERS COURT**

**DATE:** July 28, 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 17<sup>th</sup> day of June 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.



Karl Holloway, County Judge

Filed at 2:07 o'clock PM on this  
17<sup>th</sup> day of June, 2025, A.D.

VICKEY WEDERSKI  
County District Clerk, Cottle County, Texas

By Vickey Wederski  
Deputy

Exhibit "A"

PROPERTY DESCRIPTION AND MAP OF  
COTTE 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 00559 NE/4 OF 3 BLK L A FORSYTHE                      | 138.747134  |
| Kendal Gene Garrison                 | 2331  | ABS 00558 5 BLK L A FORSYTHE                              | 101.260232  |
| Tim W & Debra B Maxwell              | 3886  | ABS 00559 MIDDLE 1/3 OF NW/4 OF 3 BLK L A FORSYTHE        | 49.02017    |
| Larry T and Kristi Downey            | 232   | ABS 00794 18 BLK K R M THOMSON                            | 836.208277  |
| Charles and Linda Howie 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%                 | 352.644433  |
| Irless Gene Brooks                   | 1066  | ABS 00554 E/2 OF 2 BLK L A FORSYTHE                       | 316.667662  |
| Bates Family Holdings LLC            | 201   | ABS 00558 NW/4 OF 5 BLK L A FORSYTHE                      | 146.896061  |
| 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 Sharrmie Bergvall      | 1532  | ABS 00657 NE/4 OF 4 BLK L A FORSYTHE                      | 2.365301    |
| Gibson Land Company Ltd              | 893   | ABS 00014 NE & S OF 9 BLK 1 AB&M                          | 527.408908  |
| Four M Ranch LLC                     | 2395  | ABS 01387 4 AB&M JB EARP                                  | 683.331613  |
| BJB Family Land LLC                  | 317   | ABS 00653 7 BLK L A FORSYTHE                              | 37.466823   |
| Clinton R and Sharrmie Bergvall      | 273   | ABS 00657 NE/4 4 BLK L A FORSYTHE                         | 136.155681  |
| Clinton R and Sharrmie Bergvall      | 12461 | ABS 00657 NE/4 OF 4 BLK L A FORSYTHE                      | 84.347951   |
| Dabha 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                            | 207.618267  |
| Gibson Land Company Ltd              | 264   | ABS 00657 4 BLK L A FORSYTHE                              | 98.498662   |
| Four M Ranch LLC                     | 2398  | ABS 00018 3 BLK 3 AB&M                                    | 261.813094  |
| Canon W T Estate                     | 244   | ABS 00663 64 F 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 00557 4 BLK L A FORSYTHE                              | 237.552635  |
| Bates Family Holdings LLC            | 185   | ABS 00656 6 BLK L A FORSYTHE                              | 160.990352  |
| Gibson Land Company Ltd              | 897   | ABS 01340 2D BLK 1 AB&M G M PELLEY                        | 681.833228  |
| Jon 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 | 162.622497  |
| 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                              | 79.633329   |
| Gibson Land Company Ltd              | 301   | ABS 00557 1/2 OF THE SW/4 OF 4 BLK L A FORSYTHE           | 72.862636   |
| Bates Family Holdings LLC            | 180   | ABS 00663 68 F P KNOTT                                    | 329.545969  |
| Gibson Land Company Ltd              | 260   | ABS 00656 6 BLK L A FORSYTHE                              | 156.510269  |
| Clinton R and Sharrmie Bergvall      | 255   | ABS 00656 NW/4 OF 6 BLK L A FORSYTHE                      | 153.426938  |
| BJB Family Land LLC                  | 252   | ABS 00651 8 BLK L A FORSYTHE                              | 75.183364   |
| Eddie and Donna Maxwell              | 284   | ABS 00659 3 BLK L A FORSYTHE                              | 167.64928   |
| Coty Burns James Coffey Trust        | 128   | ABS 00556 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 00558 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 1D BLK L A FORSYTHE                             | 80.479018   |
| Gibson Land Company Ltd              | 896   | ABS 00653 9 BLK L A FORSYTHE                              | 326.555415  |
| Bates Family Holdings LLC            | 188   | ABS 00993 47 BLK K R M THOMSON                            | 197.522365  |
| Larry J and Julia A Browning         | 250   | ABS 00651 8 BLK L A FORSYTHE                              | 162.934833  |
| Parr Randall Tippetts                | 271   | ABS 00787 13 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 1D BLK L A FORSYTHE                             | 79.447547   |
|                                      |       | Acres   | 9422.793403 |

