

Based upon the testimony of the witness and the evidence presented, the Director finds the following to be the facts in this matter.

2. TOWNSITE SOLAR, LLC is a company with a current Nevada State Business License from the Nevada Secretary of State.

3. On May 21, 2020, TOWNSITE SOLAR, LLC submitted its Application seeking partial abatement of sales and use taxes and property taxes for the construction and operation of a facility for the generation of geothermal renewable energy (“Facility”) that would be located in Clark County, Nevada, Clark County Assessor’s Parcel Numbers 186-19-000-002, 186-19-000-004, 188-13-000-002, 188-24-000-002, 188-24-000-005, 189-13-000-005, 189-13-000-006, 189-13-000-008, 189-13-000-009, 189-14-000-003, 189-23-101-001, 189-23-501-001, 189-23-501-003, 189-24-000-003, and 189-24-000-004 (“Parcel”). The Application described a solar generating facility that would generate up to 193 Nameplate megawatts (MW) that would be sold to Glendale & VEA Utility pursuant to a power purchase agreement.

4. The filed application supported that TOWNSITE SOLAR, LLC was properly licensed and qualified to do business in Nevada; that TOWNSITE SOLAR, LLC had obtained all required discretionary state and local licenses and permits, with the remaining permits to be obtained prior to start of construction, expected sometime during the third quarter 2020, and intended to maintain all of the required licenses and permits for the Facility; that TOWNSITE SOLAR, LLC had all necessary approvals for the Facility; that the Facility would have an AC nameplate rating of up to 193 MW; that TOWNSITE SOLAR, LLC had entered into a power purchase agreement with Glendale & VEA Utility; that the Facility was anticipated to be at least partially operational sometime during the fourth quarter of 2021; that the total capital investment of the Facility in Nevada will be approximately \$92,250,000; that the Facility would create approximately 6 full-time operational jobs which would pay an average of approximately \$35.00

per hour; and that the Facility would create an estimated 300 full-time construction jobs over the course of construction which would pay an average hourly wage of \$45.00 per hour.

5. That the average hourly wage that will be paid by the facility to its employees in this State, excluding management and administrative employees, is approximately \$35.00 which is at least 110% of the average statewide hourly wage for green industry tax abatements, currently posted by Department of Employment Training and Rehabilitation.

6. That the average hourly wage paid by the facility to all of its construction employees working on the facility, excluding management and administrative employees, will be approximately \$45.00 which is at least 175% of the average statewide hourly wage for green industry tax abatements, currently posted by Department of Employment Training and Rehabilitation.

7. The Fiscal Impact statement produced by the Department of Taxation shows the following estimated figures regarding the sales and uses taxes related to the Facility:

Total Amount Abated (Year 1)	\$890,794
Total Amount Abated (Year 2)	\$12,381,372
Total Amount Abated (Years 3)	\$11,550
TOTAL AMOUNT ABATED	\$13,283,716
Total Amount Abated by Local Government (Year 1)	\$582,294
Total Amount Abated by Local Government (Year 2)	\$8,093,451
Total Amount Abated by Local Government (Year 3)	\$7,550
TOTAL AMOUNT ABATED BY LOCAL GOVERNMENT	\$8,683,295
TOTAL LOCAL SCHOOL SUPPORT TAX GAIN	\$5,980,547

8. The Fiscal Impact statement produced by the Department of Taxation shows the following estimated figures regarding the property taxes related to the Facility over the abatement period (20 years):

Total Property Taxes Due Before Abatement	\$20,767,378
Total Property Taxes Abated Over Abatement Period	\$11,422,058
Total Taxes to Local Government Over Abatement Period	\$9,345,320

9. The Fiscal Note produced by the Budget Division shows that the State General Fund will be impacted for a total of approximately \$4,600,421 abated over the period of the abatement (2021 through 2023).

10. Synthesizing the figures in evidence in this matter, the total estimated benefit pursuant to NRS 701A.365(1)(f) to the state and local governments in Nevada is \$122,896,200 and the total estimated amount of property taxes and sales and use taxes abated in this matter is \$24,705,774. Thus, the benefits to the state and local governments in Nevada exceeds the total amount of abated taxes. The estimated benefits and amounts abated over the applicable periods of abatement are calculated as follows:

Financial Benefits

Capital Investment in Nevada	\$92,250,000
Construction Payroll in Nevada residents	\$22,347,000
Operational Payroll in Nevada:	\$8,299,200
TOTAL BENEFITS OVER ABATEMENT PERIODS	\$122,896,200

Amounts Abated

Total Sales and Use Taxes Abated (3 Years)	\$13,283,716
Total Property Taxes Abated (20 Years)	\$11,422,058
TOTAL TAXES ABATED	\$24,705,774

11. That all of the evidence discussed in the preceding paragraphs was supported by the substantial, reliable, and probative evidence taken from the record as a whole produced at the hearing of this matter.

CONCLUSIONS OF LAW

1. The Director has the jurisdiction and authority to adjudicate this matter because the Application is within the scope of NRS 701A.300 through 701A.390 and the Director is required by law to hold the hearing in this matter pursuant to NRS 701A.360(5).

2. The substantial, reliable, and probative evidence in the record of this matter shows that the TOWNSITE SOLAR, LLC Application for the construction and operation of the Facility satisfies the following statutory requisites:

(a) NRS 701A.320(1)(a) – The primary source of energy to operate the Facility will be the Facility itself, thus meeting the statutory standard.

(b) NRS 701A.320(1)(b) – The Facility will generate 193 MW AC Nameplate, thus exceeding the statutory standard.

(c) NRS 701A.320(2) – The Facility is not located on residential property, thus meeting the statutory standard.

(d) NRS 701A.360(2) – The Facility is not owned, operated, leased, or controlled by a government agency, thus meeting the statutory standard.

(e) NRS 701A.365(1)(a)(1) – The Facility is anticipated to be operational for at least 20 years, thus exceeding the statutory standard.

(f) NRS 701A.365(1)(b) – The Facility has all the necessary state and local permits and licenses to operate, thus meeting the statutory standard.

(g) NRS 701A.365(1)(c) - No funding for the Facility is or will be provided by any governmental entity in this State for the acquisition, design or construction of the Facility or for the acquisition of any land therefore, except any private activity bonds as defined in 26 U.S.C. §141, thus meeting the statutory standard.

(h) NRS 701A.365(1)(d)(1) – The construction of the Facility will employ at least 290 full-time employees during the second quarter of construction. TOWNSITE SOLAR, LLC anticipates that at least 50% of those employees will be Nevada residents, thus meeting the statutory standard.

(i) NRS 701A.365(1)(d)(2) – The capital investment in Nevada for the Facility is estimated to be at least \$92,250,000 thus exceeding the statutory standard.

(j) NRS 701A.365(1)(d)(3) – The average hourly wage paid to the operational employees of the Facility will be approximately \$35.00, which is at least 110% of the average hourly wage set by DETR of \$23.47, thus meeting the statutory standard.

(k) NRS 701A.365(1)(d)(4) – The average hourly wage paid to the construction employees on the Facility will be approximately \$45.00, which is at least 175% of the average hourly wage set by DETR of \$23.47, thus meeting the statutory standard.

(l) NRS 701A.365(1)(d)(4)(I) and (II) – The health insurance provided to the construction employees on the Facility was represented to allow for the coverage of the dependents of the employees and will meet or exceed the standards established by the Director, thus meeting the statutory standard.

(m) NRS 701A.365(1)(f) – The benefits that will result to this State from the employment by the Facility of the residents of this State and from capital investments by the Facility in this State exceeds the loss of tax revenue that will result from the abatement, thus meeting the statutory standard.

(n) NRS 701A.370(1)(a)(3) – The abatement granted by this Order will not apply during any period in which the Facility is receiving another abatement or exemption from property taxes imposed pursuant to chapter 361 of NRS, other than any partial abatement provided pursuant to NRS 361.4722, thus meeting the statutory standard.

(o) NRS 701A.370(1)(b)(1)(III) – The abatement granted by this Order will not apply during any period in which the Facility is receiving another abatement or exemption from local sales and use taxes, thus meeting the requirement of the statute.

ORDER

Based upon the foregoing, the Director orders that TOWNSITE SOLAR, LLC Application Filing No. 20-0521SPV related to the construction and operation of the Facility is hereby **GRANTED**. TOWNSITE SOLAR, LLC and the Director may execute an Abatement Agreement as soon as practicable that will satisfy the requisites of NRS 701A.300 through NRS 701A.390. TOWNSITE SOLAR, LLC sales and use tax abatement will terminate three years from the effective date of the Abatement Agreement. TOWNSITE SOLAR, LLC real property tax abatement, which applies to the Parcels, and TOWNSITE SOLAR, LLC personal property tax abatement will terminate 20 years from the effective date of the Abatement Agreement.

SIGNED this __28th__ day of __July_____, 2020.



DAVID BOBZIEN
Director
Governor's Office of Energy