

MILAM COUNTY COMMISSIONERS COURT

**Henry "Hub" Hubnik
Commissioner, Precinct #1**

**James Denman
Commissioner, Precinct #2**



**Art Neal
Commissioner, Precinct #3**

**Wesley Payne
Commissioner, Precinct #4**

**Bill Whitmire
Milam County Judge
102 S. Fannin Ave.
Cameron, Texas 76520**

**NOTICE OF THE REGULAR MEETING
OF THE
COMMISSIONERS COURT OF MILAM COUNTY, TEXAS**

MONDAY, APRIL 22, 2024, AT 10:00 AM

AGENDA

The Court will convene in person in the Milam County Courtroom, located at the Milam County Courthouse, 102 S. Fannin Ave., Cameron, Texas 76520. If any member of the public would like to speak in person regarding any of the agenda items, please register with the County Judge's Office before 10:00 am, on April 22nd, 2024.

The following items will be addressed, discussed, considered, passed, or adopted to-wit:

1. A quorum will be established, and the meeting of the Milam County Commissioners Court will be called to order.
2. Invocation.
3. Pledge of Allegiance to the American Flag and the Texas Flag.
4. Comments from the Public (limited to five minutes).
5. Consider and take action on the consent agenda.
 - a. The minutes from previous commissioner's court meetings and act on any corrections, changes, or approval of any of the said minutes.
 - b. Certificates of Completion.
 - c. Monthly Treasurer's Report.
6. Judge's Comments.

7. Discuss and take action to award bid for GLO contract 20-065-111-C308 for drainage work in Rockdale.
8. Discuss and take action to award bid for a skid steer for Precinct 2.
9. Discuss and take action on an Order adopting a tax exemption for qualifying childcare facilities.
10. Discuss and take action on Driveway Permit fees. (**Exhibit "A"**).
11. Discuss and take action on the contract with CTWP copy machines.
12. Discuss and take action on oil and industrial companies paying expenses to fix damage done to roads.
13. Discuss and take action on the sale of a Kenwood VHF FM Repeater, TKR-750 (value between \$300 to \$500) to Gerald Richmond.
14. Discuss and take action on a proposed utility line installation boring under CR 234 in Milano between Precincts 2 and 3 by PM&M Construction for Lance and Brittney Labay.
15. Discuss and take action on a Variance Application from Nueni Boring on CR 259.
16. Discuss and take action on Permission for Entry and Waiver of Claims for Sandra McIntosh and Raymond Waiser in Precinct 4. (**Exhibit "B"**).
17. Discuss and take action to verify the abandonment of CR 112A.
18. Discuss and take action on Election Items:
 - a. Order of Primary Runoff Election
 - b. Notice of Election and
 - c. Order of Appointment of Signature Committee.
19. Presentation by Loyd Drain for Solvent Energy, a small Solar and large Energy Storage Project. (**Exhibit "C"**).
20. Review, discuss, and act to pay the bills of Milam County, Texas as presented by the County Auditor's Office.
21. Adjourn

Dated this 17th day of April, 2024

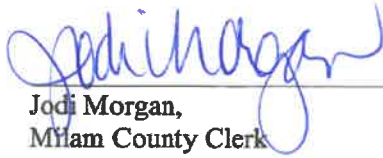


Bill Whitmire
Milam County Judge

I, the undersigned County Clerk, do hereby certify that the above notice of the **Regular Meeting** of the Milam County Commissioners Court is a true and correct copy of said Notice. Further, the Notice is published on the Courthouse Door and the County Clerk's Office of Milam County, Texas and at other


places readily accessible to the public at all times beginning on the 17th day of April 2024. The Notice will remain posted continuously for at least 72 hours preceding the scheduled date and time of said court.

County Clerk of Milam County, Texas


Jodi Morgan,
Milam County Clerk



JODI MORGAN
County Clerk

Filed 17th day of April
in 2024, At 1:40 M.
JODI MORGAN
County Clerk, Milam County, Texas
By  Deputy

(This Court reserves the right to convene in executive session at any time deemed necessary for the consideration of confidential matters in accordance with Texas Government code, Chapter 551, Subchapters D and E. Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes or decisions will be taken in open meeting.)

BY GRANTING THIS PERMIT, THE COUNTY DOES NOT ASSUME ANY RESPONSIBILITY FOR ANY DAMAGES FROM ANY SOURCES THAT MIGHT OCCUR TO MATERIAL AND/OR OBJECTS PLACED ON COUNTY RIGHT-OF-WAY.

OFFICIAL USE

_____ ft culvert x \$20/ ft = \$ _____

Permit Fee: \$ _____

Penalty: \$ _____

Total Paid: \$ _____

Sized By: _____ ; Printed Name: _____

Date: _____ ; Required Culvert Diameter: _____ Inches; No Culvert Required: _____

Comments: _____

Inspected By: _____ ; Printed Name: _____

Date: _____

Comments: _____

County Commissioner Signature: _____

Comments: _____

**MILAM COUNTY REQUIREMENTS FOR PERMITS
TO CONSTRUCT ACCESS DRIVEWAYS ON COUNTY RIGHT-OF-WAY**

By adoption of these requirements, the Milam County Commissioners Court finds that the purpose of the Milam County Right-of-Way Driveway Access Standards is to promote the public health, safety, and general welfare of the county, to ensure access that does not impede public drainage, traffic, public safety, or public road maintenance; and to ensure accurate 911 addressing for EMS employees, emergency response vehicles, Sheriff's Deputies, First Responders, and other service providers.

1. A permit from Milam County will be required for any driveway connecting to a county road. The Private/Agricultural driveway permit fee is \$25 plus any additional fees based on the installation of a culvert or other structure in the county right-of-way. The fee for noncommercial joint access driveways is \$50 plus any additional fees based on the installation of a culvert or other structure in the county right-of-way. The business driveway permit fee is \$150 plus any additional fees for installation of a culvert or other structure placed in the county right-of-way. Business driveways include but are not limited to, multiple residence developments or subdivisions, RV parks, manufactured home parks, retail businesses. The industrial driveway permit fee is \$5,000 plus any additional fees for installation of a culvert or other structure placed in the county right-of-way. Industrial driveways include but are not limited to, oil and gas facilities, oil field location entrances, and industrial complexes.
2. Permits for driveways not requiring a culvert (dip-type driveways) are required and must be properly designed to not impede the natural drainage along the roadway, to not cause damage to the road shoulder, and to not cause scouring of the public roadway surface or of the county drainage ditch. Permit fees and installation fees shall be required for the installation of non-culverted driveways based on the width of the entrance from the edge of the county road.
3. The driveway must be located within twenty-five feet (25') of the designated 911 address. Driveway permits will not be issued without applicant also obtaining a 911 address. Agricultural entrances are excluded from this section.
4. No more than two (2) properties may be serviced by a joint driveway without a Private Rad designation.
5. Installation of non-commercial driveways requiring culverts will be done by the Milam County Commissioner in whose precinct the driveway is located. Milam County sets culverts at the additional fee of \$20.00 per foot of culvert. At the sole discretion of the Milam County Commissioner in whose precinct the driveway is to be located, Milam County may allow a culvert installation by a private contractor in compliance with County standards. Included in as part of Milam County's installation of culverts, Milam County will provide the labor and equipment needed to set the culvert and enough flexible base material to adequately cover said culvert up to the edge of the county-maintained easement. Entrances, fencing, gates, road surface materials will be the sole obligation of the Applicant.
6. Business driveways and real estate development driveways will be installed by a private owner, or a contractor approved by County, installed using approved materials, and

constructed in compliance with county standards or as requested by the Milam County Commissioner. A representative of Milam County will inspect the installation to make determinations on the required structure and placement according to County requirements.

7. All persons needing culverts must acquire them and have them delivered to the site where they are to be installed. All driveway pipes shall be corrugated galvanized metal pipe of adequate size and length per the application site as approved by the Milam County Commissioner. Alternate driveway pipe material may be permitted at the sole discretion of the Milam County Commissioner in whose precinct the driveway is located.
8. Minimum culvert length is thirty feet (30').
9. Existing driveways and the associated maintenance are the responsibility of the current landowner.
10. Failure to obtain a permit prior to installing a driveway incurs a penalty as follows \$500 for a private or agricultural entrance; \$1,000 for a business entrance; and \$20,000 for an industrial entrance. Imposition of the penalty may be appealed to the Milam County Commissioners Court for a determination whether the penalty shall be imposed.
11. Milam County shall adopt forms for use in the administration of these regulations.
12. Typically, only one driveway to a property under the same ownership or controlling interest may be granted. Additional driveways may be permitted by the Milam County Commissioners Court as a variance to these rules if the necessity for such access (due to topography, size of the tract, number of roads adjacent to the property, proposed use of the driveway(s), e.g., residential/commercial/oil activities) is demonstrated.
13. Gated entrances that will be utilized for trailered traffic shall have the gate no closer than 60 feet from the edge of the county-maintained easement. Said trailers include, but are not limited to, livestock trailers, cargo trailers, hay haulers, or other industrial trailers.
14. Temporary Entrance(s) used for construction purposes for up to six (6) months, may be approved by the County Commissioners of the Precinct. Said temporary entrances will be allowed and constructed at the discretion of the County Commissioner and shall be assessed the following fees:
 - a. Homesites: None
 - b. Business: None
 - c. Industrial: \$1,000
15. It will be the responsibility of the owner of an entrance to pay for any damages that are out of the scope of the normal "wear and tear" to the County Roads resulting from the use of an entrance. At the sole discretion of the Milam County Commissioner in whose precinct the entrance is located, repairs will be made by the Milam County Commissioner or a private contractor in compliance with county standards. Said damages are determined by the Milam County Commissioner in whose precinct the entrance is located. Imposition of the damage penalties may be appealed to the Milam County Commissioners Court for a determination whether the penalty shall be imposed.

16. These amended rules take effect upon their passage.
17. Each entrance to the County Road that corresponds to a residential and/or commercial building shall be clearly marked with a reflective address marker made up of numbers no less than two (2) inches in height and placed in a location to be seen clearly from the County Road in order to be seen by emergency vehicles should the need arise. Said marker can be on a Mailbox if the Mailbox is adjacent to the entrance or directly across the County Road from the entrance.
18. While this document primarily pertains to new entrance installations to the County Roads, existing entrances that are being significantly redesigned and/or reworked may require a new Permit Application for County Road Entrance as well. The significance of the work and the necessity of a new Application shall be at the discretion of the appropriate Precinct Commissioner.

1 to 16 – adopted in Milam County Commissioners' County on February 17, 2023

17 to 18 – adopted in Milam County Commissioners' Court on July 27, 2023

Item 5 – Modified in Milam County Commissioners' Court on April 22, 2024

Exhibit B

Permission For Entry and Waiver of Claims

I, SANDRA McINTOSH, the undersigned, hereby give my consent to Milam County and its employees to enter my property located on County Road 313, for the purpose of maintaining County Road 313. In addition, I hereby waive any and all claims against Milam County that may result from that entry.



4/8/24

Date

Permission For Entry and Waiver of Claims

I, Raymond Wain, the undersigned, hereby give my consent to Milam County and its employees to enter my property located on County Road 437, for the purpose of maintaining County Road 437. In addition, I hereby waive any and all claims against Milam County that may result from that entry.

Raymond Wain

4-8-2024

Date



Tax Abatement Request - Milam County, Texas

- **Part One: Summary about Solvent Energy**
- **Part Two: Individual Business Plan for Champs Elysses Renewables Project**



**SOLVENT
ENERGY,
INC.**

April 15, 2024

WORKING TOWARDS A RESPONSIBLE ENERGY FUTURE.

Prepared expressly for the following County Officials:

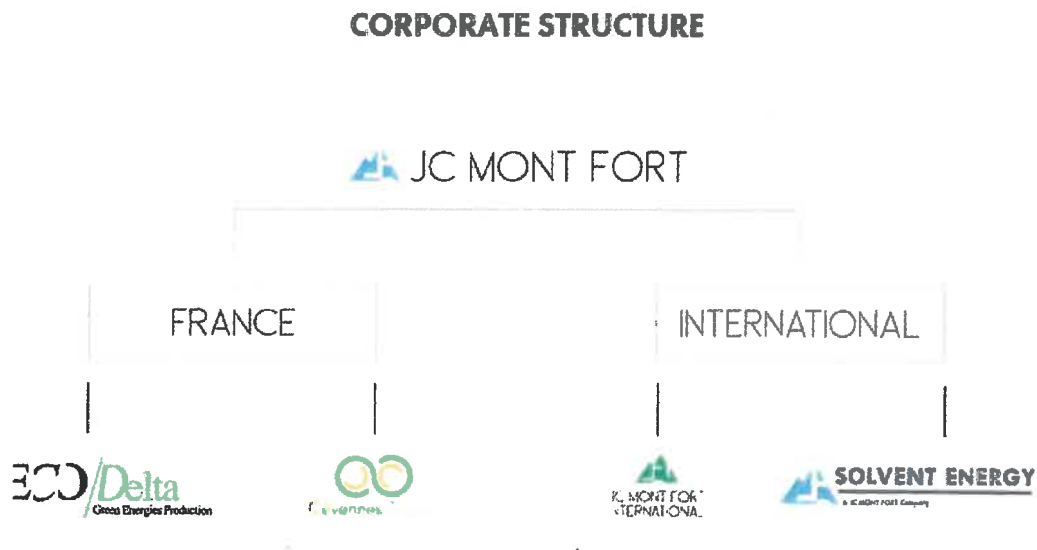
- **The Honorable Judge Bill Whitmire**
- **Commissioner Henry "Hub" Hubnik**
- **Commissioner James Denman**
- **Commissioner Art Neal**
- **Commissioner Wesley Payne**

1. Summary

1.1 Background

Solvent Energy, Inc. (“Solvent Energy”) is a wholly owned subsidiary of JC Mont Fort SA (“JC Mont Fort”), a Swiss Corporation. JC Mont Fort was established in 2002, as a single entity in France, where it was one of the first companies to look at the development of renewable energy projects based on the use of wind turbines and solar photovoltaic panels. Now based in Switzerland, JC Mont Fort and its subsidiaries are part of the leading international players in the field of energy and the environment. The team is involved in every stage of the development of renewable energy projects, including, but not limited to design studies, development, coordination, financing, project management consultancy and operation.

Solvent Energy, Inc. was incorporated in Delaware on January 5, 2022. Solvent has been approved to conduct business in Texas by the Secretary of State.



1.2 Vision

The goal of Solvent Energy is to promote, develop, and operate renewable energy and energy storage facilities in Texas and beyond.

Every project developed by Solvent Energy is designed around the concept of sustainability. From acquisition of leases to design, construction, and operation, Solvent Energy is doing its part in promoting Environmental, Social, and Governance (“ESG”) initiatives.

By making sustainability a core feature of its business activity, Solvent Energy designs and develops all its projects while paying the greatest possible attention to the environment, human populations, natural resources, and landscapes.

The 5 S for Sustainability



1.3 Goals and Objectives

The goal of Solvent Energy is to establish renewable energy generation (such as solar and wind) and Battery Energy Storage Systems (“BESS”) throughout Texas and the United States (“U.S.”). Solvent Energy has chosen the Electric Reliability Council of Texas (“ERCOT”) system in Texas, to initiate its U.S. presence because the state is the hub of renewable development and offers a unique opportunity for growth. Solvent Energy can later capitalize on the strong base established in Texas to springboard into a broader North American presence.

2. Business Concept

The U.S. Energy Information Administration (“EIA”) estimates that by 2050, U.S.A. will have 59 GW of battery storage from a base of 4.6 GW in 2021. 2023 has already demonstrated significant growth in BESS projects in the U.S., with battery storage capacity more than quadrupling from its 2020 amount. Solar growth in the U.S. is just as strong, growing from just 0.34 GW in 2008, to over 100 GW today. Sustainability initiatives across businesses in the U.S. are driving this demand. With sustainability and the Inflation Reduction Act (“IRA”), there is a significant amount of BESS, wind and solar in the queue for ERCOT.

It is critical for developers to navigate the interconnection process and deploy assets at opportune locations on the transmission system. The foundation of this business plan capitalizes on this growth and the extension and creation of many applicable federal, state, and local tax credits. Furthermore, given the sustainability goals of corporate America (and residential/commercial consumers), more and more households and businesses are choosing to make the shift to renewable energy. As times change, these technologies have become more and more affordable, with solar prices dropping more than 90% since 2010.



Solar Photovoltaic Systems



Battery Energy Storage Systems (BESS)

3. Market Strategy

JC Mont Fort has an established reputation in seven international countries and is a leading player in the renewable energy field, with over 900 MW in France, 330 MW in Africa, and 100 MW in Northern Europe. The U.S. is a world leader in renewable energy, and JC Mont Fort believes it is the ideal next market to establish in. The following highlights reasons the U.S. is the most preferred market for Solvent:

- The IRA was the U.S. Federal Government’s largest investment towards modernizing and decarbonizing the U.S. Energy system.
- Renewable energy now accounts for 20% of all domestic production and continues to expand each year.
- The top 10 renewable energy developers all have projects located in the United States.



Figure 1. JC Mont Fort Developments

The marketing strategy of Solvent Energy is to focus on diversifying the generation mix by incorporating more renewable energy, including storage, to improve grid reliability. The renewable energy industry continues to experience tremendous growth and resiliency. Technological improvements and the decreasing cost of renewable energy resources are significant contributors to

this thriving market. The newly passed IRA provides even more motivation to expand into this market with the various cost-saving incentives it provides to developers. Solvent Energy benefits from JC Mont Fort's experience of over twenty years in the renewable energy market. Technological advancements have dramatically reduced the cost of green power such that it is quickly becoming fully competitive with conventional sources in a growing number of locations. Economies of scale and innovation are beginning to result in renewable energy becoming the most sustainable solution, both environmentally and economically. Nowhere is this more evident than in the great state of Texas. A major part of ensuring the ability of renewables to achieve this sustainability goal will be energy storage solutions that address the intermittent nature of renewable generation and mitigate the amount of carbon-based power on the grid. In addition, Solvent Energy is addressing the reliability issues ERCOT is experiencing, by deploying energy storage across the ERCOT System in the form of BESS facilities.

3.1 Why Texas?

Texas is the renewable energy capital of the U.S. With favorable capacity factor of wind resources, radiation values for solar, and the fact that over 10% of the country's demand for electricity is in Texas, it is easy to see why it is a top energy producing state. Current ERCOT operational generation¹ consist of the following:

- 58.4 GW of Natural Gas
- 32.0 GW of Wind
- 14.7 GW of Coal
- 14.1 GW of Solar
- 3.1 GW of BESS

The opportunity here is that ample land remains that can accommodate large solar and BESS facilities.

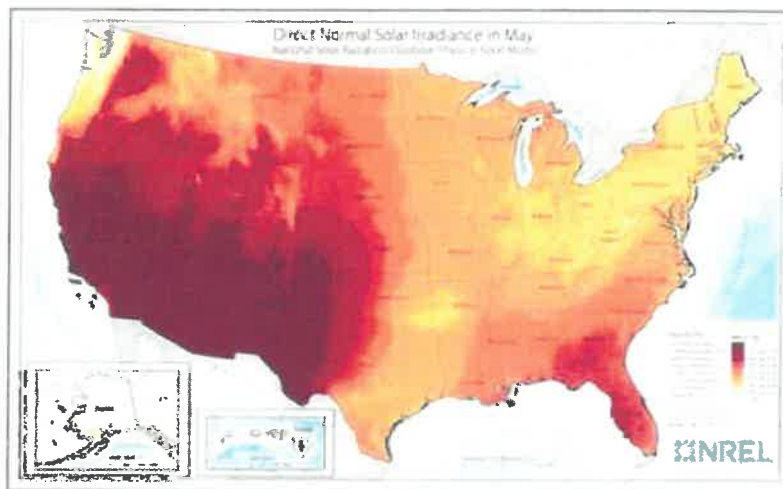


Figure 2. NREL Solar Irradiance

Winter storm Uri in 2021 was proof that Texas is in dire need of dispatchable energy resources. At Solvent, we believe that we can contribute to the reliability of the state's power grid during events that impact the delivery of power. For Texas, battery storage is an important component in supplying affordable and clean power to all residential, commercial, and industrial consumers.

¹ <https://www.ercot.com/grid-operations/real-time/real-time-generation>

Texas is especially attractive for battery storage companies because the state already has an installed base of over 32 GW of wind power and is currently installing solar photovoltaics faster than any other state in the nation. Currently Texas has over 49 GW of wind, solar and energy storage projects.

In the 1990s, Texas deregulated the electricity market, forcing companies to compete on who can offer the lowest price to consumers. In contrast, most other states have fully regulated power systems in which the power companies have guaranteed profits. Furthermore, ERCOT operates an Energy Only market which ensures a level playing field for all its energy resources, regardless of when they interconnected to the transmission system. ERCOT's Security Constrained Economic Dispatch ("SCED") tool guarantees that generation gets dispatched in the most economic and reliable way.

3.2 Price Volatility in ERCOT

A high level of price volatility exists in some parts of the ERCOT grid. Winter Storm Uri brought extreme circumstances when gas lines froze and wind turbines went offline, causing three different Texas energy sources to become very limited, while prices reached the \$9,000/MWh cap (the cap has since been reduced to \$5,000/MWh). Some retail electric providers and retail customers were adversely impacted. In extreme cases, a few had to file for bankruptcy, especially those that were exposed directly to market rates. Energy storage facilities can take advantage of scarcity pricing by discharging their stored power when it is needed the most. A healthy level of price volatility allows BESS facilities to better take advantage of arbitrage opportunities, by charging their batteries when prices are low and discharging during peak hours.

Several factors impact the level of price volatility, including but not limited to:

1. Energy Only Market
 - a. ERCOT does not have a capacity market, but an energy only market. This creates a level playing field for all generators and energy storage facilities, regardless of when the resource was integrated into the system.
2. Installed Wind Capacity
 - a. Texas has the most installed wind power of any state in the country. However, intermittent wind patterns cause price spikes.
3. Installed Solar Capacity
 - a. As solar continues to be the fastest growing resource in ERCOT, we expect the issue with "net load" to further contribute to price volatility. We will discuss this further in Section 5.3.
4. Peak Demand and Large Loads
 - a. We expect ERCOT to continue to set new peak demand records every year. Furthermore, the integration of large loads will impact price volatility on nearby nodes.
5. Generator Outages
 - a. On average, generators are taken offline for two weeks (or more) out of the year for maintenance. In 2023, a combination of planned maintenance outages and an unexpected heat wave caused scarcity conditions on a day that did not experience peak demand.

For the reasons above, we predict that ERCOT will continue to experience exacerbated price volatility well into the future. The ERCOT model does work, because it allows consumers to only pay for what they need, when they need it. **Energy storage is the asset-class that can provide more balance within ERCOT and will help create a more reliable, flexible, and clean power grid.**

3.3 Energy Storage and Price Volatility

At Solvent, we believe that energy storage is part of the solution for ERCOT's reliability/resilience problems. Energy storage provides the mechanism to store low cost, renewable power for use at a later time. If solar projects generate more power than what is needed during the daytime, BESS projects allow for the storage of power to be used during periods of high demand or scarcity.

When enough energy storage is deployed in Texas, the high levels of price volatility will be reduced, allowing for a more predictable and healthy resource allocation. **This will provide significant benefits for Texas consumers in the form of greater reliability and lower costs of power.**

3.4 Natural Load Growth in ERCOT

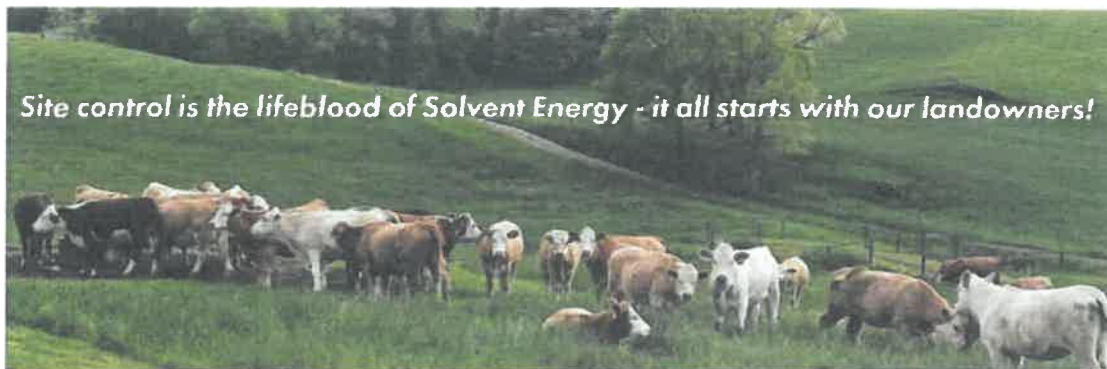
ERCOT set a new all-time peak demand record of 85.464 GW on August 10, 2023. A new record was set several times this past summer due to the unprecedented level of load growth. The population in Texas now exceeds 30.5 million with the state welcoming over 1,200 new residents per day, according to the U.S. Census Bureau. This has been the main driver in the increased demand for electricity.

Due to this phenomenon, a new all-time peak demand record is being set every single year in ERCOT. At Solvent, we expect this trend to continue into the future and are positioning our strategy to assist in guaranteeing that there is adequate power to meet this sustained demand.

According to a report from the Brattle Group in 2022², it is predicted that 900 MW of peak load will come from electric vehicles ("EVs") in 2029. This will contribute to ERCOT's Net Load issue and will allow for this demand to be met by solar and energy storage.

4. Organizational Plan

Our strategy is to develop a number of solar, BESS and/or wind projects in Texas. Each project Interconnection Entity is a Delaware Limited Liability Company ("LLC") which is 100% owned by Member-Owner Solvent Energy, Inc. Each LLC is authorized to conduct business in the State of Texas by the Texas Secretary of State. The development of these facilities will be accomplished by the Solvent Energy Team and by Solvent-managed independent contractors.



² https://www.ercot.com/files/docs/2022/03/11/2022_03_11_P25_Sentinel2022_ERCOT%20P25_Sentinel2022.pdf

5. Our Partners

At Solvent Energy, we have partnered with a number of firms to support us in project development. Without the specific knowledge and skills brought to us by these consultants and contractors, Solvent Energy would not have penetrated the U.S. power market in a few short years - and for that, we are very thankful.



6. Potential Risks



Risks associated with the new U.S. operation include the following:

- a) The ability to obtain tax abatements from Texas Counties in which the projects are located.
- b) The impact of interest rates on the ability for developers to finance large-scale BESS projects.
- c) The timing of development of our standalone storage sites.
- d) Quality of work performed by contractors and senior advisors selected by management.
- e) Establishing the right relationships with financial institutions, owner/operators and other developers.
- f) Siting projects in opportune locations.

7. Management Team



Larry Keith

Vice President, Managing Director – US Renewables

Larry Keith has over 40 years of experience in the energy industry, most recently with solar and wind generation that have included energy storage projects. Mr. Keith’s experience includes managing the preparation of capacity and other engineering studies, identification of solar and energy storage sites, preparing interconnection requests, environmental Critical Issues Analysis studies and Phase I Environmental Site Assessments, and other development activities required to have the site ready to build. In addition, he has extensive experience planning and conducting public involvement meetings associated with energy land use activities. He has specific expertise involving environmental documentation, public communications, and developing strategies to address sensitive issues associated with siting, permitting, and developing energy facilities. He served as Co-Chairman of the TransGrid-X 2030 Group which promoted a trillion-dollar major power transmission & generation concept that would overlay the Eastern & Western Transmission Grids in the U.S. with bi-directional high-voltage transmission lines. A 2018 Seam Study, by the National Renewable Energy Laboratory (NREL), part of the Department of Energy, is an integral part of such a concept. One of the major study findings shows how the U.S. could reach a 50% penetration level of renewable-based, cost-effective power.



Lloyd G. Drain

General Counsel – Land, Legal and Marketing

The majority of Lloyd’s career has been in the Natural Gas Industry, with a primary focus on marketing & trading, having held senior positions with a number of major energy companies including Phillips Petroleum; Rosewood Resources (a Hunt Company); TransCanada; and AIG Trading. For the last fifteen (15) years, the Generation & Transmission segments of the Power Industry have been his major focus, most of which was serving as the Executive Director of the Wyoming Infrastructure Authority reporting to a five-member Board of Directors appointed by the Governor of Wyoming, with the advice and consent of the Wyoming State Senate. He then served as a Senior Advisor/Consultant for Viridis Eolia, a Wyoming Corporation, where he was a member of a team of professionals engaged in the development of a 3,000 MW wind energy project located in south-central Wyoming.



Lloyd holds a B.S. degree in Engineering from Texas A&M University and a Juris Doctor Degree from the University of Tulsa, College of Law. He has been a member of the Texas Bar Association since 1983. In addition, Lloyd serves on the Advisory Board of the Jackson Hole Center of Global Affairs (JHCGA) and served as Co-Chairman of the TransGrid-X 2030 Group which promoted a trillion-dollar major power transmission & generation concept that would overlay the Eastern & Western Transmission Grids in the U.S. with bi-directional high-voltage transmission lines.

7.1 Key Support

Sophie Duranton Financial Support

As the Financial France & International Manager for JC Mont Fort's affiliate, ECO/Delta, Sophie brings her financial experience services to Solvent Energy via a Master Services Agreement between Solvent Energy, Inc., and JC Mont Fort Holding SA. Sophie studied in the south of France and earned an ESSEC master's degree before continuing on to Paris la Défense. Her professional background is banking with a specialization in the financing of structures focused on renewable energies. She has over 15 years of experience in the financing of sustainable development projects. The common thread remains sustainable development, which for the young woman, is a way of life beyond a job.



Luca Chapuis Engineering Support

Luca is an Engineer for JC Mont Fort's affiliate, ECO/Delta. Graduating in 2021 as a general engineer specializing in new and decarbonated energies, Luca has worked directly in the development of renewable energy projects. Since he started working, he has been involved in numerous solar and wind power projects ranging from 10 to 100 MW throughout France, at all stages. More recently, he has been involved in the development of BESS projects worldwide, including consulting services for Solvent Energy's portfolio in the United States.



100+ Years

Team Experience in the
Energy Industry



4 GW

Current Project Portfolio



\$4 Billion

Investment Opportunity

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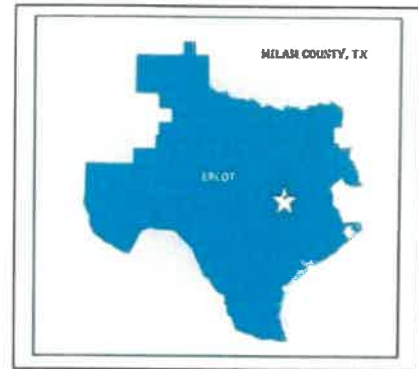
Solvent Energy, Inc., and its Member-Owned LLCs
9600 Great Hills Trail, Suite 150W
Austin, Texas 78759
www.solventenergy.com

Part 2:
Individual Business Plan for
Champs Elysses Renewables Project

Summary for the Champs Elysees Renewables

Solar & BESS Project

Milam County, Texas



Project Names: Champs Elysees Solar & BESS

County: Milam County, Texas

Number of Acres: 317

Capital Investment: up to \$230,000,000.00 provided ample tax abatements are granted and the economics for the projects are favorable, given the competition for developing BESS projects on ERCOT.

Size of the Solar Facility: 50 MW, single axis tilting.

Size of the Energy Storage Facility: 300 MW, 2-hr duration facility.

Electricity make-up that will be stored: This **BESS facility is not a renewable energy application.** Quite the contrary. The source of power used to store electricity is primarily fossil-fuel oriented. In 2022, Texas had an electrical energy generation mix which was 49% natural gas, 16.2% coal, 21.6% wind, 7.9% nuclear, 4.8% solar, 0.3% biomass, 0.2% hydroelectric and 0.1% other sources.

Type of Agreement: Option Contract with an Option to Lease.

Transmission Line (circuit) voltage to which the Storage Project will be connected: 345kV

Transmission Service Provider (TSP): Oncor Energy

Ultimate destination (Load Center) for reliability on the ERCOT Transmission Grid: Surrounding communities and the Houston area.

Duration of the Construction Period: Fourteen (14) months.

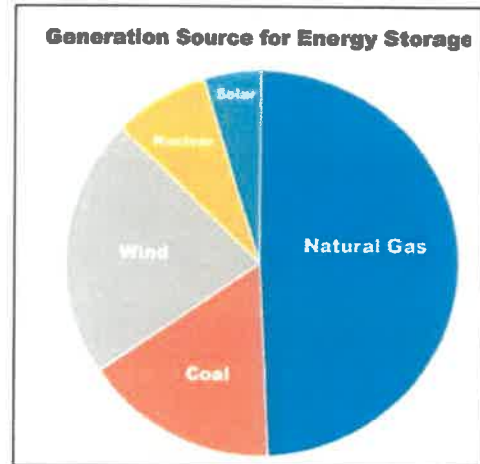
Expected Commercial Operation Date (COD): 2nd Quarter 2027.

Estimated Years of Operation: Forty (40) years or longer.

Once the facilities are constructed and connected to the ERCOT Grid, as long as the citizens of the communities in that part of Texas need reliability and stability to the Grid to help assure the delivery of power on a 24/7/365 basis, the facility will continue to exist.

Reclamation following the end of operations: Solvent Energy, as the owner of the property, in the event the Option to Purchase is elected, has agreed to comply with Title 6, Chapter 302 of the Texas Utilities Code which address the obligation to reclaim the property under lease, including but not limited the posting of financial assurance to cover the cost of such reclamation. In the event Solvent Energy sells the project prior to the end of operations, the successor in interest will agree to such reclamation requirement at the closing of the purchase and sale.

Drone footage of the Project Site: Available upon Request



Project Footprint:

**A0100 Cribbs, Gilbert, 175.36 acres, more or less, in
Milam County, Texas - Geo ID: A010-038-005-00**

142.06 acres in Milam County, Texas - GEO IDs: A141-037-015-00, A141-037-015-01

List of Items to be Completed Prior to Construction to achieve Ready-to-Build (RTB):

- ERCOT Region: North
- Site Control Documents
 - Fully executed Option Purchase Agreement
 - Including Access Easements & Transmission Easements as applicable
- Detailed Project Schedule
- SCED Analysis to identify congestion and curtailment
- ERCOT Interconnection Process (Interconnection; Modeling; Testing; & Operations)
 - Status of the Transmission Service Provider (TSP) studies: SGIA ready to execute
 - ERCOT Screening Study Report
 - Screening Study Report
- ERCOT Filings
- Site Information
 - KMZ file(s)
 - Site Survey with Topographic Survey
 - Preliminary Layout of facilities
 - Physical Address
- Drone coverage of the site with executive video
- Mineral Waivers in place at 70% or greater of the entire mineral estates with a Mineral Ownership Report (MOR) evidencing such percentage
- GeoTech/Environmental Studies
 - Stage1 GeoTech Study
 - Critical Issues Analysis and Phase I Environmental Site Assessment
- Tax Credits
 - ITC & PTC pursuant to the IRA of 2022 (30%)
 - All of Solvent's qualify for the Energy Community Credit (10%)
 - American-Made Components (10%)
- Tax Abatements
 - Assignable Agreements with the County
 - Full report on abatements negotiated and granted
- Delaware & Texas Corporate Documents
 - Delaware Incorporation of Solvent Energy, Inc & Delaware Registration of the Individual LLC
 - Texas Secretary of State filings to conduct business in Texas for Solvent Energy, Inc. & the individual LLC

Timeline Summary (Major Milestones):

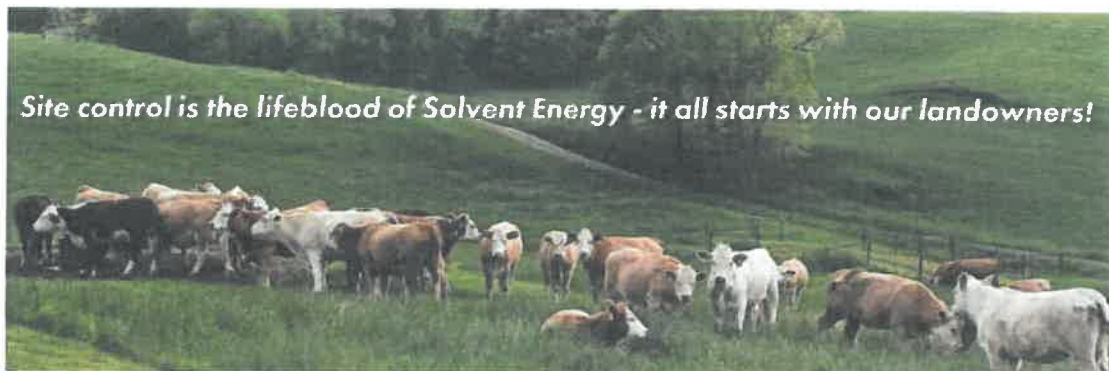
- Identify Site; contact landowners; and negotiate for land control with Lease Option Agreements—*Completed*

- Accomplish all of the list of items which need to be completed to get the Project to the Ready-to-Build Stage (as detailed above) — *Currently underway with a scheduled completion of all items required to achieve the ready-to-build stage by the 1st Quarter of 2025.*
- Commence construction—*2nd Quarter of 2026.*
- Estimated Date for Commencement of Operations—*2nd Quarter of 2027.*

###

Our Landowners at this site are:

James and Angela Allen
Joseph and Danielle Andrews



Solvent Energy, Inc., and its Member-Owned LLCs
 9600 Great Hills Trail, Suite 150W
 Austin, Texas 78759
www.solventenergy.com

Reinvestment Zone Description

Tract #1

**A0100 Cribbs, Gilbert, 175.36 acres, more or less, in
 Milam County, Texas - Geo ID: A010-038-005-00**

Tracts #2 & #3

142.06 acres in Milam County, Texas - GEO IDs: A141-037-015-00, A141-037-015-01

Projected Tax Revenues to Milam County

<i>Payment Schedule</i>						
Tax Year	Market Value of Qualified Property	Aggregated Payments to all ISD's on Qualified Property	Aggregated Payments to all County and City Jurisdictions on Qualified Property	Aggregated Payments to all ISD's and All County/City Jurisdictions on Non-Qualified Property		Total Payments
2025	\$0	\$0	\$0	\$		\$
2026	\$0	\$0	\$0	\$		\$
2027	\$58,333,334	\$635,308	\$357,700	\$		\$993,008
2028	\$140,000,000	\$1,524,740	\$214,620	\$		\$1,739,360
2029	\$128,800,000	\$1,402,761	\$197,450	\$		\$1,600,211
2030	\$117,000,000	\$1,280,782	\$180,261	\$		\$1,461,043
2031	\$106,400,000	\$1,158,802	\$163,111	\$		\$1,321,914
2032	\$95,200,000	\$1,036,823	\$145,942	\$		\$1,182,765
2033	\$84,000,000	\$914,844	\$128,772	\$		\$1,043,616
2034	\$72,800,000	\$792,865	\$111,602	\$		\$904,467
2035	\$61,600,000	\$670,886	\$94,433	\$		\$765,319
2036	\$50,400,000	\$548,906	\$77,283	\$		\$626,178
2037	\$39,200,000	\$426,927	\$60,094	\$		\$487,021
2038	\$28,000,000	\$304,948	\$42,898	\$		\$347,846
2039	\$28,000,000	\$304,948	\$42,898	\$		\$347,846
2040	\$28,000,000	\$304,948	\$42,898	\$		\$347,846
2041	\$28,000,000	\$304,948	\$42,898	\$		\$347,846
2042	\$28,000,000	\$304,948	\$42,898	\$		\$347,846
2043	\$28,000,000	\$304,948	\$42,898	\$		\$347,846
2044	\$28,000,000	\$304,948	\$42,898	\$		\$347,846
2045	\$28,000,000	\$304,948	\$42,898	\$		\$347,846
2046	\$28,000,000	\$304,948	\$42,898	\$		\$347,846
2047	\$28,000,000	\$304,948	\$42,898	\$		\$347,846
2048	\$28,000,000	\$304,948	\$42,898	\$		\$347,846
2049	\$28,000,000	\$304,948	\$42,898	\$		\$347,846
2050	\$28,000,000	\$304,948	\$42,898	\$		\$347,846
2051	\$28,000,000	\$304,948	\$42,898	\$		\$347,846
2052	\$28,000,000	\$304,948	\$42,898	\$		\$347,846
2053	\$28,000,000	\$304,948	\$42,898	\$		\$347,846
2054	\$28,000,000	\$304,948	\$42,898	\$		\$347,846
2055	\$28,000,000	\$304,948	\$42,898	\$		\$347,846
2056	\$28,000,000	\$304,948	\$42,898	\$		\$347,846
2057	\$28,000,000	\$304,948	\$42,898	\$		\$347,846
2058	\$28,000,000	\$304,948	\$42,898	\$		\$347,846
2059	\$28,000,000	\$304,948	\$42,898	\$		\$347,846
2060	\$28,000,000	\$304,948	\$42,898	\$		\$347,846
2061	\$28,000,000	\$304,948	\$42,898	\$		\$347,846
Total		\$17,712,396	\$6,861,972			\$23,564,368

Total Taxes paid over 35 years is \$23,564,368.00

The 75% Tax Abatement Solvent Energy is seeking is only 14.90% of the total taxes the Project will provide to the County which Solvent feels is reasonable--we're hoping Wichita County will agree.

Note to the County Judge and the County Commissioners: Because not all tax payments are subject to abatements, even though Solvent Energy is requesting a 75% tax abatement, the actual abated taxes only equate to less than 15% of the total tax payments.