

NRG THW GT LLC
Application for Taxable Value Limitation on Eligible Property – CFISD

NRG THW GT LLC (Project), an entity formed by NRG Energy, Inc. (NRG) for the consideration of developing a new power plant within the boundaries of its existing NRG TH Wharton power production complex in Harris County, TX is requesting an appraised value limitation from Cypress-Fairbanks Independent School District (CFISD) for the Project. NRG proposes to expand up to three of its existing power generation facilities in Texas, one of which is NRG THW GT LLC which would help address projected power generation capacity shortfalls in Texas's electricity market. As it pertains to NRG's existing NRG TH Wharton power generation complex located in CFISD, the Project is the proposed construction of a 456 megawatt (MW) electric power generation plant that would create electricity for sale into the wholesale power market. The Project would consist of two natural gas-fired combustion turbines in a simple-cycle configuration.

As proposed, the simple-cycle facility would utilize advanced SGT6-5000F F-class combustion turbines, built by Siemens Energy, offering a proven history of reliability. These heavy-duty gas turbines feature a robust design that provides rapid startup time and shutdown capabilities, taking only 30 minutes to reach full load, as well as other enhanced operability functions, all while retaining key performance criteria. The design of the F-class turbine from Siemens would be a significant improvement in power and efficiency over older generation turbines, allowing the new units to operate with reduced emissions and enhanced responsiveness to the immediate needs of the Texas power grid. In addition to enhanced operability functions, the turbine produces fewer emissions by burning less fuel than previous industry technologies, reducing overall amounts of nitrous oxide, carbon dioxide, unburned hydrocarbons and other volatile organic compounds. The turbine is designed for flexible and efficient power generation and is capable of operating in the future on up to 30% hydrogen as a low carbon alternative fuel.

As currently proposed, the Project would be developed on approximately 6 acres within Harris County, in a reinvestment zone that would be established on land generally northwest of Texas Highway Beltway 8 and west of Interstate 45, near Sam Houston Race Park.

The estimated capital investment of the Project is between \$315 and \$350 million in personal and real property, including the improvements listed in Tab 5. It is anticipated that the Project would create approximately 250 construction jobs during the peak of its development phase and upon completion, at least five permanent, full-time positions to operate the facility.

The Harris County Appraisal District parcel ID, legal description, and address for the proposed project location are listed below:

Parcel ID	Legal Description	Address/Location
0460430000324	PT TR 1B (AG-USE) T H WHARTON GENERATING STATION ABST 943 W H YORK	16301 Tomball Pkwy, Houston, TX 77064