



TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

June 15, 2026

J. Ryan Simpson
Manager, Property Tax (Complex)
Space Exploration Technologies Corp
1 Rocket Road
Hawthorne, CA 90250

Re: Recommendation for Approval for Limitation on Taxable Value of Property
for School District Maintenance and Operations Taxes by TeraFab AI, LLC,
Application J0042

Dear J. Ryan Simpson:

Pursuant to Section 403.609, Government Code, the Comptroller issues this recommendation and makes the following findings in support of the application's approval:

- 1. Eligible Applicant:** The applicant is not listed as a company ineligible to receive a state contract. Section 403.606, Government Code.
- 2. Eligible Project:** The application pertains to a Semiconductor and Related Device Manufacturing (NAICS Code 334413) project that meets the criteria for eligibility. Section 403.609(b)(1), Government Code.
- 3. 20-Year Analysis:** The proposed project has demonstrated its ability to generate state or local tax revenue in an amount sufficient to offset the school district maintenance and operations ad valorem tax revenue lost as a result of the agreement. Section 403.609(b)(2), Government Code.
- 4. Competitive Site Selection:** The application demonstrates plays a pivotal role in a competitive site selection, highlighting its significance as a compelling factor and that, in the absence of the agreement, the applicant would not make the proposed investment in this state. Section 403.609(b)(3), Government Code.
- 5. Qualified Opportunity Zone:** This is inapplicable because the application does not indicate that the eligible project is proposed to be located in a qualified opportunity zone. Section 403.609(b)(4), Government Code.

Based on the above findings, the Comptroller recommends the application for approval of an agreement to limit the taxable value for maintenance and operations ad valorem tax of the eligible property used as a part of the eligible project that is the subject of the application.

If the application is modified, the information presented changes or the agreement deviates from the application, this recommendation for approval is rescinded, thereby rendering the prerequisite for a Comptroller recommendation, under Section 403.609, Government Code, as not attained.

Any building or improvement existing as of the date the agreement is entered into, or any tangible personal property placed in service prior to that date may not become eligible for the benefit as specified in Section 403.602(9), Government Code. Additionally, this recommendation is contingent on approving, and executing the agreement within one year of the date of this letter.

For further inquiries, please contact Will Counihan, Director, Data Analysis & Transparency, at will.counihan@cpa.texas.gov or 1-800-531-5441, ext. 6-0758, or 512-936-0758.

Sincerely,

DocuSigned by:

E450165D764443C...

Lisa Craven
Deputy Comptroller

Enclosure

cc: Ben Lancaster, Space Exploration Technologies Corp
Bucky Brannen, Bracewell LLP
Fred Stormer, Underwood Law Firm
Jeff Dyer, Iola ISD

Attachment A - Summary

Applicant Name	TeraFab AI, LLC (Phase 4)
Eligibility Category (six digit NAICS code)	334413
School District	Iola ISD
County	Grimes
Population in County	29,268
Minimum required jobs per Sec. 403.604	10
Projected commencement of construction	2035
Projected completion of construction	2036
First year of the incentive period	2037
Last year of the incentive period	2046
Project is located inside a qualified opportunity zone (yes or no)	No
Limitation percent (50% or 75%)	50%
110% of the average annual wage	\$66,667
Minimum wage required per Sec. 403.612(b)(6)	\$66,668
Reasonably likely to generate in a 20-year period taxes greater than or equal to the district maintenance and operations ad valorem tax revenue lost as a result	Yes
Estimated M&O levy without Limitation	\$331,404,571
Estimated M&O levy with Limitation	\$195,228,682
Estimated M&O gross tax benefit	\$136,175,889
Amount of performance bond	\$13,617,589

Attachment B – 20-Year Analysis

Tax Year	Estimated ISD M&O Tax Levy Generated (Annual without limitation)	Estimated ISD M&O Tax Levy Generated (Annual without limitation) (Cumulative)	Estimated ISD M&O Tax Levy Generated (Annual with limitation)	Estimated ISD M&O Tax Levy Generated (Annual with limitation) (Cumulative)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Annual)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Cumulative)
2035	\$99,630	\$99,630	\$99,630	\$99,630	\$0	\$0
2036	\$30,669,729	\$30,769,359	\$99,630	\$199,260	\$30,570,099	\$30,570,099
2037	\$44,051,336	\$74,820,696	\$22,075,483	\$22,274,743	\$21,975,853	\$52,545,952
2038	\$35,749,397	\$110,570,092	\$17,924,513	\$40,199,257	\$17,824,883	\$70,370,836
2039	\$27,462,294	\$138,032,386	\$13,780,962	\$53,980,218	\$13,681,332	\$84,052,167
2040	\$21,071,004	\$159,103,390	\$10,585,317	\$64,565,535	\$10,485,687	\$94,537,854
2041	\$16,715,947	\$175,819,337	\$8,407,788	\$72,973,324	\$8,308,158	\$102,846,013
2042	\$14,255,853	\$190,075,189	\$7,177,741	\$80,151,065	\$7,078,111	\$109,924,124
2043	\$13,831,166	\$203,906,355	\$6,965,398	\$87,116,463	\$6,865,768	\$116,789,892
2044	\$13,419,220	\$217,325,575	\$6,759,425	\$93,875,888	\$6,659,795	\$123,449,687
2045	\$13,019,632	\$230,345,208	\$6,559,631	\$100,435,519	\$6,460,001	\$129,909,688
2046	\$12,632,032	\$242,977,240	\$6,365,831	\$106,801,350	\$6,266,201	\$136,175,889
2047	\$12,256,060	\$255,233,300	\$12,256,060	\$119,057,410	\$0	\$136,175,889
2048	\$11,891,367	\$267,124,667	\$11,891,367	\$130,948,778	\$0	\$136,175,889
2049	\$11,537,615	\$278,662,282	\$11,537,615	\$142,486,393	\$0	\$136,175,889
2050	\$11,194,476	\$289,856,758	\$11,194,476	\$153,680,868	\$0	\$136,175,889
2051	\$10,861,630	\$300,718,388	\$10,861,630	\$164,542,499	\$0	\$136,175,889
2052	\$10,538,770	\$311,257,158	\$10,538,770	\$175,081,269	\$0	\$136,175,889
2053	\$10,225,596	\$321,482,754	\$10,225,596	\$185,306,865	\$0	\$136,175,889
2054	\$9,921,817	\$331,404,571	\$9,921,817	\$195,228,682	\$0	\$136,175,889
		\$331,404,571		\$195,228,682		\$136,175,889
		Estimated M&O Tax Levy without limitation		Estimated M&O Tax Levy with limitation		Estimated M&O Tax levy loss
Is the project reasonably likely to generate tax revenue in an amount sufficient to offset the M&O levy loss as a result of the Incentive agreement?						Yes
NOTE: The analysis above only takes into account this project's estimated impact on the M&O portion of the school district property tax levy directly related to this project.						

Source: CPA, TeraFab AI, LLC

Disclaimer: This evaluation is based on an analysis of the estimated M&O portion of the school district property tax levy directly related to this project, using estimated taxable values provided as part of the application examination and is based on information from the application. This examination is intended to meet the statutory requirement of 20-Year Analysis as required by Section 403.609 (b)(2) of the Government Code and is not intended for any other purpose.

Attachment D – Compelling Factor

The Comptroller determines that the limitation on appraised value is a compelling factor in a competitive site selection and that, in the absence of the agreement, the applicant would not make the proposed investment in this state. This represents the Comptroller's determination. This is based on the information available at the time of review, including information provided by the applicant.

Methodology

The Comptroller shall review any information available to the Comptroller including:

- the application;
- any public documents and statements relating to the applicant, the proposed project or the proposed eligible property that is subject to the application;
- official statements by the applicant, government officials or industry officials concerning the proposed project;
- alternative sites and prospects explored including any specific incentive information;
- any information concerning the proposed project's impact on the Texas economy;
- previous applications for and subsequent granting of economic development incentives;
- documents pertaining to the proposed project's financials, real estate transactions, utilities, infrastructure, transportation, regulatory environment, permits, workforce, marketing, existing facilities, nature of market conditions, and raw materials that demonstrate whether the incentive is a compelling factor in a competitive site selection process to locate the proposed project in Texas; and
- any other information that may aid the comptroller in its determination.

Specifically, the Comptroller notes the following:

- Per Applicant in the Project Description of their Application for a Taxable Value Limitation on Eligible Property:
 - A. “The TERAFAFAB Project (the “Project”) is a next-generation, vertically integrated semiconductor manufacturing and advanced computing fabrication, packaging, and deployment facility proposed for development in the State of Texas.”
 - B. “The Project represents a transformative investment in domestic semiconductor manufacturing capacity and advanced artificial intelligence (AI) infrastructure. TERAFAFAB is designed to consolidate the full semiconductor production lifecycle—including integrated circuit design, photomask generation, wafer fabrication, advanced packaging, and system-level integration, with supporting power generation and space compute test facility—into a single, co-located campus. This vertically integrated model is intended to materially reduce production cycle times, enhance design iteration speed, and improve supply chain resilience for critical computing technologies. The Project is anticipated to incorporate leading-edge semiconductor process technologies, including sub-2 nanometer class nodes, through strategic partnerships with established semiconductor manufacturing and equipment providers.”
 - C. “There are eight individual applications that would include eligible property—four in Iola ISD and four in Anderson-Shiro CISD.”
 - D. Each phase would be independently capable of manufacturing semiconductors and thus would contain the same types of improvements and personal property identified in the Description of Eligible Property.”
 - E. “After completing construction of each phase, Applicant would then determine whether to proceed with constructing the future phases for purposes of expanding that manufacturing capacity.”
- Per Applicant in the Limitation as a compelling factor section of their Application for a Taxable Value Limitation on Eligible Property:
 - A. “The Applicant has conducted a multi-state site selection process evaluating potential locations across Texas, Arizona, New Mexico, and Nevada. Each jurisdiction was assessed based on: Total

- tax burden (property, franchise, sales/use), Availability of infrastructure (power, water, fiber), Workforce availability and training incentives, Speed-to-market and permitting timelines.”
- B. “Absent the limitation, the project IRR would fall below the minimum investment threshold, and competing jurisdictions (e.g., Arizona) would present a more favorable after-tax return, in which case the project would likely be relocated outside Texas.”
 - Supporting documentation was provided as confidential information for the competitive site selection.
 - Per a May 12, 2026, *Chron* article:
 - A. “Elon Musk has plans to build the world's largest chip manufacturing plant – a \$119 billion endeavor that could land in Grimes County just 20 miles east of College Station. As county officials negotiate possible tax incentives, some residents say any deal must include firm guarantees of transparency, regulation and community protections. Grimes County is currently negotiating with Musk’s company over a possible tax abatement tied to the proposed development-known as Terafab- which could span nearly, 5,000 acres at the Gibbons Creek Reservoir.”
 - B. “At that meeting, residents raised concerns about whether large industrial projects should be eligible for incentives if they pose an environmental or public health risk- a conversation that Egyed said continued to county’s May 6 meeting...’Before Grimes County offers public tax benefits to a project of this size, the County must answer a basic question: does this project qualify under the County’s own criteria?’ she added.”
 - Per a May 21, 2026, *Investor’s Business Daily* article:
 - A. “In March, Tesla and SpaceX CEO Elon Musk announced SpaceX and Tesla would collaborate to build a semiconductor fab, dubbed Terafab. A couple of weeks later, Intel, one of the top chipmakers in the world, joined the initiative. The stated ambition of the project is to eventually produce one terawatt per year of computing power — hence the name Terafab. SpaceX repeatedly mentioned in the S-1 document that it agreed to a ‘general framework’ with Tesla and Intel. Subsequent developments related to the Terafab would need separate additional agreements that have “not yet been determined,” according to the filing.
 - B. “SpaceX and Tesla have already started initial work on sourcing the manufacturing equipment to build the Terafab. The two companies already reached out to the likes of Applied Materials (AMAT), Tokyo Electron (TOELY) and Lam Research (LRCX) about purchasing photomasks, substrates, etchers and other machinery used in chipmaking, according to Bloomberg. Musk also spoke with the ASML (ASML) CEO Christophe Fouquet about the Terafab. Fouquet said he’d spoken about the Terafab with Musk who, he said, was ‘very serious’ about building the factory. ASML makes lithography machines that print the microscopic circuits onto chips.”
 - C. “The Terafab project is in keeping with Musk's long-standing strategy of vertically integrating his companies. Tesla and his AI lab xAI, which is now part of SpaceX, would both require huge amounts of computing power for their work. By manufacturing their own chips, they could reduce their reliance on other suppliers and be less subject to the supply constraints.

Supporting Information

- a) Compelling Factors of the Application for a Taxable Value Limitation on Eligible Property
- b) Attachments provided in Project Description section of the Application
- c) Attachments provided in Limitation as a Compelling Factor section of the Application
- d) Corporate Structure and Ownership information provided by the Applicant
- e) Additional information provided by the Applicant or located by the Comptroller

Disclaimer: This examination is based on information from the application submitted to the comptroller. It is intended to meet the statutory requirement of Section 403.609 of the Government Code and is not intended for any other purpose.

Attachment D – Limitation as a Compelling Factor

Supporting Information

**Compelling Factors section of the
Application for a Taxable Value
Limitation on Eligible Property**

Compelling Factors

Has the applicant entered into any agreements, contracts or letters of intent related to this project?

No

Has the applicant made any publicly available statements regarding the proposed project?

No

Has the applicant applied for or received any federal, state or local permits for activities at the proposed project site?

No

Attachment D – Limitation as a Compelling Factor

Supporting Information

Attachments provided in
Project Description section
of the Application for a Taxable
Value Limitation on Eligible
Property



Project Description – TERAFAF Advanced Semiconductor Manufacturing Facility

The TERAFAF Project (the “Project”) is a next-generation, vertically integrated semiconductor manufacturing and advanced computing fabrication, packaging, and deployment facility proposed for development in the State of Texas. As a semiconductor manufacturing facility described by NAICS code 334413, the Project is an “eligible project” as defined by Rule 9.5000(3)(A). The Project is being led by a consortium of affiliated advanced technology companies, including Tesla, Inc., Space Exploration Technologies Corp. (SpaceX), and xAI Corp.

The Project represents a transformative investment in domestic semiconductor manufacturing capacity and advanced artificial intelligence (AI) infrastructure. TERAFAF is designed to consolidate the full semiconductor production lifecycle—including integrated circuit design, photomask generation, wafer fabrication, advanced packaging, and system-level integration, with supporting power generation and space compute test facility—into a single, co-located campus. This vertically integrated model is intended to materially reduce production cycle times, enhance design iteration speed, and improve supply chain resilience for critical computing technologies.

The Project is anticipated to incorporate leading-edge semiconductor process technologies, including sub-2 nanometer class nodes, through strategic partnerships with established semiconductor manufacturing and equipment providers.

Initial development activities, including prototype fabrication and process validation, are currently underway in Texas, with the proposed JETI-supported site representing the primary location for full-scale deployment.

The Project is contemplated to be constructed in up to four phases, with total capital investment for all four phases of the Project is expected to range between *\$55 billion and \$119 billion* for initial phases, with long-term expansion potential significantly exceeding this level based on capacity scaling, technology evolution, and market demand.

Key objectives of the Project include establishing a domestically controlled semiconductor ecosystem, accelerating innovation cycles for AI hardware, reducing reliance on foreign supply chains, and supporting large-scale deployment of AI-enabled systems across transportation, robotics, and aerospace applications.

The Project is expected to generate substantial economic benefits for the State of Texas, including the creation of high-skilled jobs, significant ad valorem tax base expansion, and the development of a regional ecosystem supporting advanced manufacturing, engineering, and research activities.

Due to the scale, technological complexity, and capital intensity of the Project, the Applicants are seeking designation under the Texas Jobs, Energy, Technology, and Innovation (JETI) program to support site development, infrastructure investment, and long-term operational viability within the State.

The TERAFAF Project represents a strategically significant investment aligned with state and federal priorities related to semiconductor independence, advanced manufacturing leadership, and artificial intelligence innovation.

There are eight individual applications that would include eligible property—four in Iola ISD and four in Anderson-Shiro CISD. This application pertains to **Phase 4** of the four phases that would be located in **Iola ISD**.

Each phase would be independently capable of manufacturing semiconductors and thus would contain the same types of improvements and personal property identified in the Description of Eligible Property. Phase 4 is estimated to include ~\$9.7 billion capex in IISD.

Attachment D – Limitation as a Compelling Factor

Supporting Information

Attachments provided in
Compelling Factor section
of the Application for a Taxable
Value Limitation on Eligible
Property



LIMITATION AS A COMPELLING FACTOR

(JETI Application – TERA FAB)

APPLICANT: TERA FAB AI, LLC
PROJECT NAME: TERA FAB - Advanced Manufacturing
COUNTY: Campus Grimes County, Texas
SCHOOL DISTRICT: Anderson-Shiro ISD

Pursuant to the requirements of the Texas Jobs, Energy, Technology, and Innovation Act, the Applicant hereby affirms that the availability of a limitation on appraised value for school district maintenance and operations (M&O) property taxes is a compelling factor in the decision whether to invest capital and locate the proposed project within the State of Texas and within the jurisdiction of the above-referenced school district.

The Applicant has conducted a multi-state site selection process evaluating potential locations across Texas, Arizona, New Mexico, and Nevada.

Each jurisdiction was assessed based on:

- Total tax burden (property, franchise, sales/use)
- Availability of infrastructure (power, water, fiber)
- Workforce availability and training incentives
- Speed-to-market and permitting timelines

While Texas offers strategic advantages in infrastructure and workforce, property tax exposure—particularly school district M&O taxes—represents the single largest recurring cost differential between Texas and competing jurisdictions.

The limitation would reduce the effective tax burden by approximately ~48%, materially impacting the internal rate of return (IRR), net present value, payback period for capital investment.



The Applicant's internal investment committee applies a disciplined capital allocation model requiring minimum IRR thresholds, competitive benchmarking against alternative sites, and sensitivity analysis on tax exposure.

Absent the limitation, the project IRR would fall below the minimum investment threshold, and competing jurisdictions (e.g., Arizona) would present a more favorable after-tax return, in which case the project would likely be relocated outside Texas.

The Applicant certifies that the limitation on appraised value directly influences the site selection decision, without the limitation, the project would not be located in the selected Texas school district, the limitation is a determinative factor, not merely an ancillary benefit.

This certification is made in good faith and is consistent with internal financial models, executive decision-making materials, and board-level approvals.

- Board resolutions or investment committee approvals
- Comparative state tax burden analysis
- Financial models showing IRR sensitivity to property taxes
- Third-party site selection consultant reports
- Executive affidavits

Additional information has been provided confidentially in support of the compelling factor analysis.

Attachment D – Limitation as a Compelling Factor

Supporting Information

**Corporate Structure and
Ownership information
provided by the Applicant**

COMPTROLLER QUERY RELATED TO GOVERNMENT CODE §403.607(e)
TeraFab AI, LLC

Comptroller Questions (via email on May 27, 2026):

1. cPer Texas Government Code §2275.0102(a) A governmental entity may not enter into a contract or other agreement relating to critical infrastructure in this state with a company: (2) if the governmental entity knows that the company is: (A) owned by or the majority of stock or other ownership interest of the company is held or controlled by: (i) individuals who are citizens of China, Iran, North Korea, Russia, or a designated country; or (ii) a company or other entity, including a governmental entity, that is owned or controlled by citizens of or is directly controlled by the government of China, Iran, North Korea, Russia, or a designated country; or (B) headquartered in China, Iran, North Korea, Russia, or a designated country. (b) The prohibition described by Subsection (a) applies regardless of whether: (1) the company's or its parent company's securities are publicly traded; or (2) the company or its parent company is listed on a public stock exchange as: (A) a Chinese, Iranian, North Korean, or Russian company; or (B) a company of a designated country.
2. Please confirm that TeraFab AI, LLC and the parent company listed in the application, does not have stock or other ownership interest held or controlled by: (i) individuals who are citizens of China, Iran, North Korea, Russia, or a designated country; or (ii) a company or other entity, including a governmental entity, that is owned or controlled by citizens of or is directly controlled by the government of China, Iran, North Korea, Russia, or a designated country; or (B) headquartered in China, Iran, North Korea, Russia, or a designated country. If this cannot be confirmed please provide detailed corporate structure and ownership information for the applicant and the parent company.

Applicant Response (via email on May 27, 2026):

1. We can confirm that Applicant will comply with 2275.0102(a).
2. Confirmed.

Attachment D – Limitation as a Compelling Factor

Supporting Information

Additional information
provided by the Applicant or
located by the Comptroller



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TEXAS

Grimes County residents push back on SpaceX megaproject plan

"Our way of life here is about to change dramatically."


By [Molly Wilhelm](#), *Trending Reporter*

May 12, 2026




Dec 8, 2019 Hawthorne / Los Angeles / CA / USA - SpaceX (Space Exploration Technologies Corp.) headquarters. The company has plans to open the world's largest chip manufacturing plant and a Grimes County property is under consideration for development.

Sundry Photography/Getty Images

 Listen Now:
Grimes County residents push back on
SpaceX megaproject plan
About 5 Minutes

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Elon Musk has plans to build the world's largest chip manufacturing plant—a \$119 billion endeavor that could land in Grimes County just 20 miles east of College Station. As county officials negotiate possible tax incentives, some residents say any deal must include firm guarantees for transparency, regulation and community protections.

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Grimes County is currently negotiating with Musk's company over a possible tax abatement tied to the proposed development—known as Terafab—which could span nearly 5,000 acres at the Gibbons Creek Reservoir.

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"SpaceX announced their plans to come into our neighborhood, which is going to be a historical project," Marie Egyed, director of operations with Grimes County Citizens for Responsible



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5. Texas landmark store to be torn down for new mall development

SHOPPING

Development (GCCRD), told Chron on Tuesday. "This is literally coming to our backyards. We feel that we need a lot more protection from our county officials."



Several other locations for the Terafab project are also under consideration. County Judge Joe Fauth III and Commissioners Chad Mallett, David Tullos, Michael Raska and Phillip Cox did not immediately respond to Chron's request for comment.

S.E. Robinson, Jr.   · May 5, 2026 



@SERobinsonJr · [Follow](#)

SPACEX / TERAFAF: The County of Grimes, Texas, will be home to SpaceX's Multiphase, next gen, vertically integrated semiconductor manufacturing and advanced computing fabrication facility.

Estimated capital for initial phase is \$55 billion. Estimated total investment of \$119


S.E. Robinson, Jr.   @SERobinsonJr




x.com/i/article/2050...

Elon Musk  

@elonmusk · [Follow](#)

This is one of several locations under consideration for what will be the largest and most advanced chip fabrication facility in the world

12:50 AM · May 6, 2026 

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Tax abatements as the county's 'strongest' negotiating tool

On Wednesday, the Grimes County Commissioners Court will hold a special meeting to discuss "commercial or financial information that the Commissioners Court has received from Space Exploration Technologies Corp." in closed session, according to the agenda.

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The proposed facility is defined as an "integrated semiconductor manufacturing and advanced computing fabrication facility."

Egyed said GCCRD is not asking the county to end talks, but to use any tax abatement or economic development agreement to protect the public interest—not just secure financial terms.

"A tax abatement is one of the strongest tools that a county has to negotiate," Egyed said. "Our way of life here is about to change dramatically. We're just asking for that company to do something for us in return."

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On May 6, the commissioners court took no action on the proposed SpaceX development, with leaders pointing to the need for further negotiation, [as reported by KBTX](#). Following the closed session meeting Tuesday, a public hearing will be held on June 3, where County Judge Fauth said action will be taken.

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A technician works on chip processing equipment at a semiconductor manufacturing plant in Suqian, in eastern China's Jiangsu province on October 20, 2025. Elon Musk said he plans to build the world's largest semiconductor manufacturing facility, a \$119-billion endeavor. A Grimes County property is under consideration for the development.

-/AFP via Getty Images

Grimes County citizens demand protection, regulation

GCCRD is calling for enforceable protections before any incentives are approved.

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Egyed said she sent county officials a list of demands covering road impacts, water use, air emissions, nuisance controls and public safety. As of Tuesday morning, she said, officials had not responded.

"If SpaceX wants public tax benefits from Grimes County, Grimes County should require enforceable public protections in return," the document states. "A general statement about anticipated environmental impacts is not enough for a project of this size, scope, and location."

Egged is also urging the community to speak out at the county's Wednesday meeting.

"This is almost like a death in the family event,' Egyed said. "Show up, stand up, be prepared to speak up. Go up to the microphone, tell them what's on your heart."

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The Grimes County Commissioners Court meeting on May 6, 2026. Citizens are raising concerns about potential tax incentives for Elon Musk's proposed semiconductor manufacturing facility.

Grimes County Commissioners Court / Meeting Archive

Controversy over county policy

On April 21, the county faced backlash for proposed changes to its tax abatement and grant policies that residents argued would incentivize unwanted development, [as reported by the Navasota Examiner](#).

At that meeting, residents raised concerns about whether large industrial projects should be eligible for incentives if they pose an environmental or public health risk—a conversation that Egyed said continued the county's May 6 meeting.

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Egyed said potential hazards have been detailed in a series of environmental studies conducted at similar smaller-scale plants.

"We looked at the environmental impact studies that were done on other facilities that manufacture the same product," Egyed said. "We're asking for protections that address specifically what these other facilities have shown to do to communities."

GCCRD points to a section of the county's tax abatement policy that reads: "the abatement may not be granted if...the abatement would...constitute a hazard to public safety, health or morals."

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"To date, the County has not substantively responded to citizen concerns regarding whether those exclusionary criteria apply to the proposed SpaceX project, whether they will be enforced, or whether they will be ignored," Egyed wrote in a recent news release.

"Before Grimes County offers public tax benefits to a project of this size, the County must answer a basic question: does this project qualify under the County's own criteria?" she added.

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SpaceX IPO Filing Shows There Is No Finalized Terafab Deal With Tesla, Intel



PAOLO CONFINO | 11:31 AM ET 05/21/2026

SpaceX, **Tesla (TSLA)** and **Intel's (INTC)** large-scale project to develop what could be the **world's largest semiconductor factory** is in the works. But it's not a sure thing, according to filing related to SpaceX's upcoming IPO.

"While we have a framework agreement with Tesla, neither Tesla nor Intel are obligated to remain a part of the project, and we may not enter into any such definitive agreements," reads SpaceX's S-1 filing. The S-1 is a form companies file with the Securities and Exchange Commission prior to going public.

▶ ◀ ⏪ 🔊 00:00 / 19:49



On Thursday, Tesla stock was up about 1%. Shares of Intel fell about 2.5% amid a broader slump in chip stocks following **Nvidia (NVDA)** earnings the day before.

SpaceX, Tesla and Intel Partner On Terafab

In March, Tesla and SpaceX CEO Elon Musk announced SpaceX and Tesla would collaborate to build a semiconductor fab, dubbed Terafab. A couple of weeks later, Intel, one of the top chipmakers in the world, joined the initiative.

Stock Market Today: Jobless Claims Data Surprises, Nvidia Waffles

The stated ambition of the project is to eventually produce one terawatt per year of computing power — hence the name Terafab. SpaceX repeatedly mentioned in the S-1 document that it agreed to a "general framework" with Tesla and Intel. Subsequent developments related to the Terafab would need separate additional agreements that have "not yet been determined," according to the filing.

That said, SpaceX and Tesla have already started initial work on **sourcing the manufacturing equipment** to build the Terafab. The two companies already reached out to the likes of **Applied Materials (AMAT)**, **Tokyo Electron (TOELY)** and **Lam Research (LRCX)** about purchasing photomasks, substrates, etchers and other machinery used in chipmaking, **according** to Bloomberg.

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Musk also spoke with the **ASML (ASML)** CEO Christophe Fouquet about the Terafab. Fouquet said he'd spoken about the Terafab with Musk who, he said, was "very serious" about building the factory. ASML makes lithography machines that print the microscopic circuits onto chips.

Terafab To Build Chips For Optimus, Orbital Data Centers

Initial reports indicate the chips at the Terafab would likely be built using Intel's cutting-edge 14A manufacturing process. Tesla and SpaceX plan to use the chips for their most futuristic projects.

"We are partnering to build Terafab in order to support growth in two kinds of chips — one type optimized for terrestrial edge and inference to be used primarily in Tesla's Optimus robots and vehicles" the filing says. Another type of chip would be optimized for the space environment to be used in SpaceX's orbital compute infrastructure, the company said.

The Terafab project is in keeping with Musk's long-standing strategy of vertically integrating his companies. Tesla and his AI lab xAI, which is now part of SpaceX, would both require huge amounts of computing power for their work. By manufacturing their own chips, they could reduce their reliance on other suppliers and be less subject to the supply constraints.

"We believe that the key constraints in the continued growth of AI are physical — chip manufacturing, data center infrastructure, and power generation; the future of AI will be determined by the control of the physical stack," SpaceX said in the filing.

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Attachment E - Application

Project Overview

Affiliated School District

Iola ISD

Project in Multiple ISD

Yes

Company Information

Company Legal Name

TeraFab AI, LLC

Texas Taxpayer I.D.

32105982659

NAICS Code

334413

Property Activity

Manufacturing Facility

Form of Business

Limited Liability Corporation

Current on Tax Payment to the State of Texas?

Yes

Company Address

Street Address

1 Rocket Road

City

Starbase

State

Texas

Zip Code

78521

Parent Company Information

Legal Name

Semiconductor and Related Device Manufacturing

Taxpayer I.D.

10106276719

Parent Company Address

Street Address

1 Rocket Road

City

Starbase

State

Texas

Zip Code

78521

Authorized Company Representative

Full Name

J. Ryan Simpson

Title

Manager, Property Tax (Complex)

Organization

Space Exploration Technologies Corp

Phone Number

310-806-5862

Email Address

james.simpson@spacex.com

Street Address

1 Rocket Road

City	State	Zip Code
Hawthorne	California	90250

2nd Authorized Company Representative

Full Name		
Ben Lancaster		
Title	Organization	
Senior Manager, Texas Government Affairs	Space Exploration Technologies Corp	
Phone Number	Email Address	
512-550-1229	Benjamin.Lancaster@spacex.com	
Street Address		
858 FM 1209		
City	State	Zip Code
Bastrop	Texas	78602

Authorized Company Consultant

Full Name		
Bucky Brannen		
Title	Organization	
Partner	Bracewell LLP	
Phone Number	Email Address	
214-758-1011	bucky.brannen@bracewell.com	

Authorized School District Representative

Full Name		
Jeff Dyer		
Title	Organization	
Superintendent	Iola ISD	
Phone Number	Email Address	
979-450-9938	jdyer@iolaisd.net	

Authorized School District Consultant

Full Name		
Fred Stormer		
Title	Organization	
Shareholder	Underwood Law Firm	
Phone Number	Email Address	
806-379-0306	fred.stormer@uwlaw.com	

Project Information

County Name	County Population
Grimes	29,268

Minimum Investment Required

\$20 million

Required No. of New Jobs

10 Jobs

The Central Appraisal District (CAD) that will be responsible for appraising the property

Grimes CAD

Indicate which zone the land on which proposed new construction or new improvements is located

Reinvestment Zone under Tax Code Chapter 311/312

Zone Name

SpaceX Reinvestment Zone No. 01 - 2026 - 001

Will any of the proposed required investment be leased under a capitalized lease?

Yes

Compelling Factors

Has the applicant entered into any agreements, contracts or letters of intent related to this project?

No

Has the applicant made any publicly available statements regarding the proposed project?

No

Has the applicant applied for or received any federal, state or local permits for activities at the proposed project site?

No

Grants and Loans

Program Name

Proposed/Requested Amount

No grants and loans available

Taxing Entities

Entity Type	Entity Name	Tax Rate	Percentage
County	Grimes	0.423077	100
M&O (ISD)	Iola ISD	0.6642	100
I&S (ISD)	Iola ISD	0.1902	100
Other	Special District #1: Grimes ESD #1	0.015534	100

Tax Abatements

Entity Type	Tax Abatement Description	Percentage	Start Year	End Year
County	Grimes County Abatement (estimated)	90	2027	2036

Project Timeline

Projected commencement year of construction *

2035

Projected completion year of construction *

2036

Projected commencement year of commercial operations
2036

First year of the incentive period
2037

Last year of the incentive period
2046

Opportunity Zone

Is the project located on a Qualified Opportunity Zone as designated by the United States Treasury?

No

Did the Applicant consider locating the proposed project in a Qualified Opportunity Zone?

No

Schedule A

Tax Year	Column A: Planned Investment	Column B: New Eligible Investment	Column C: Total investment
2035	\$ 2,832,613,867	\$ 1,840,292,533	\$ 4,672,906,400
2036	\$ 3,044,674,511	\$ 1,978,064,089	\$ 5,022,738,600
Total Investments			\$ 9,695,645,000

Schedule B - Construction Period

Project Year	Tax Year	Land Market Value	Eligible Property Taxable Value	I&S Final JETI Taxable Value	M&O Final JETI Taxable Value
1	2035	\$15,000,000	\$0	\$15,000,000	\$15,000,000
2	2036	\$15,000,000	\$4,602,544,294	\$4,617,544,294	\$15,000,000

Schedule B - Incentive Period

Project Year	Tax Year	Land Market Value	Eligible Property Taxable Value	I&S Final JETI Taxable Value	M&O Final JETI Taxable Value
3	2037	\$15,000,000	\$6,617,239,733	\$6,632,239,733	\$3,323,619,867
4	2038	\$15,000,000	\$5,367,324,103	\$5,382,324,103	\$2,698,662,052
5	2039	\$15,000,000	\$4,119,642,213	\$4,134,642,213	\$2,074,821,107
6	2040	\$15,000,000	\$3,157,388,435	\$3,172,388,435	\$1,593,694,218
7	2041	\$15,000,000	\$2,501,703,832	\$2,516,703,832	\$1,265,851,916
8	2042	\$15,000,000	\$2,131,319,290	\$2,146,319,290	\$1,080,659,645
9	2043	\$15,000,000	\$2,067,379,711	\$2,082,379,711	\$1,048,689,856
10	2044	\$15,000,000	\$2,005,358,320	\$2,020,358,320	\$1,017,679,160
11	2045	\$15,000,000	\$1,945,197,570	\$1,960,197,570	\$987,598,785
12	2046	\$15,000,000	\$1,886,841,643	\$1,901,841,643	\$958,420,822

Schedule B - Post Incentive Period

Project Year	Tax Year	Land Market Value	Eligible Property Taxable Value	I&S Final JETI Taxable Value	M&O Final JETI Taxable Value
13	2047	\$15,000,000	\$1,830,236,394	\$1,845,236,394	\$1,845,236,394
14	2048	\$15,000,000	\$1,775,329,302	\$1,790,329,302	\$1,790,329,302
15	2049	\$15,000,000	\$1,722,069,423	\$1,737,069,423	\$1,737,069,423
16	2050	\$15,000,000	\$1,670,407,340	\$1,685,407,340	\$1,685,407,340
17	2051	\$15,000,000	\$1,620,295,120	\$1,635,295,120	\$1,635,295,120
18	2052	\$15,000,000	\$1,571,686,266	\$1,586,686,266	\$1,586,686,266
19	2053	\$15,000,000	\$1,524,535,678	\$1,539,535,678	\$1,539,535,678
20	2054	\$15,000,000	\$1,478,799,608	\$1,493,799,608	\$1,493,799,608

Wage Requirements

Wage NAICS Code

33441

Indicate the NAICS level used

WDA

Texas Workforce Commission Quarterly Census of Employment and Wages Area

Brazos Valley

Annual Wages

Wage Reporting Year	Wage Reporting Quarter	Average Weekly Wage
2025	Q1	\$1,118.00
2025	Q2	\$1,030.00
2025	Q3	\$1,177.00
2025	Q4	\$1,337.00
Average Annual Wage: \$60,606		110% of Average Annual Wage: \$66,667

Authorized Company Representative (Applicant) Signature

Signature

J. Ryan Simpson

Date

Mon May 04 2026

Proof of payment of filing fee received by the
Comptroller of Public Accounts per TAC Rule
§9.1054 (b)(5)

*(Page Inserted by Office of Texas Comptroller of
Public Accounts)*



Project Description – TERAFAF Advanced Semiconductor Manufacturing Facility

The TERAFAF Project (the “Project”) is a next-generation, vertically integrated semiconductor manufacturing and advanced computing fabrication, packaging, and deployment facility proposed for development in the State of Texas. As a semiconductor manufacturing facility described by NAICS code 334413, the Project is an “eligible project” as defined by Rule 9.5000(3)(A). The Project is being led by a consortium of affiliated advanced technology companies, including Tesla, Inc., Space Exploration Technologies Corp. (SpaceX), and xAI Corp.

The Project represents a transformative investment in domestic semiconductor manufacturing capacity and advanced artificial intelligence (AI) infrastructure. TERAFAF is designed to consolidate the full semiconductor production lifecycle—including integrated circuit design, photomask generation, wafer fabrication, advanced packaging, and system-level integration, with supporting power generation and space compute test facility—into a single, co-located campus. This vertically integrated model is intended to materially reduce production cycle times, enhance design iteration speed, and improve supply chain resilience for critical computing technologies.

The Project is anticipated to incorporate leading-edge semiconductor process technologies, including sub-2 nanometer class nodes, through strategic partnerships with established semiconductor manufacturing and equipment providers.

Initial development activities, including prototype fabrication and process validation, are currently underway in Texas, with the proposed JETI-supported site representing the primary location for full-scale deployment.

The Project is contemplated to be constructed in up to four phases, with total capital investment for all four phases of the Project is expected to range between *\$55 billion and \$119 billion* for initial phases, with long-term expansion potential significantly exceeding this level based on capacity scaling, technology evolution, and market demand.

Key objectives of the Project include establishing a domestically controlled semiconductor ecosystem, accelerating innovation cycles for AI hardware, reducing reliance on foreign supply chains, and supporting large-scale deployment of AI-enabled systems across transportation, robotics, and aerospace applications.

The Project is expected to generate substantial economic benefits for the State of Texas, including the creation of high-skilled jobs, significant ad valorem tax base expansion, and the development of a regional ecosystem supporting advanced manufacturing, engineering, and research activities.

Due to the scale, technological complexity, and capital intensity of the Project, the Applicants are seeking designation under the Texas Jobs, Energy, Technology, and Innovation (JETI) program to support site development, infrastructure investment, and long-term operational viability within the State.

The TERAFAF Project represents a strategically significant investment aligned with state and federal priorities related to semiconductor independence, advanced manufacturing leadership, and artificial intelligence innovation.

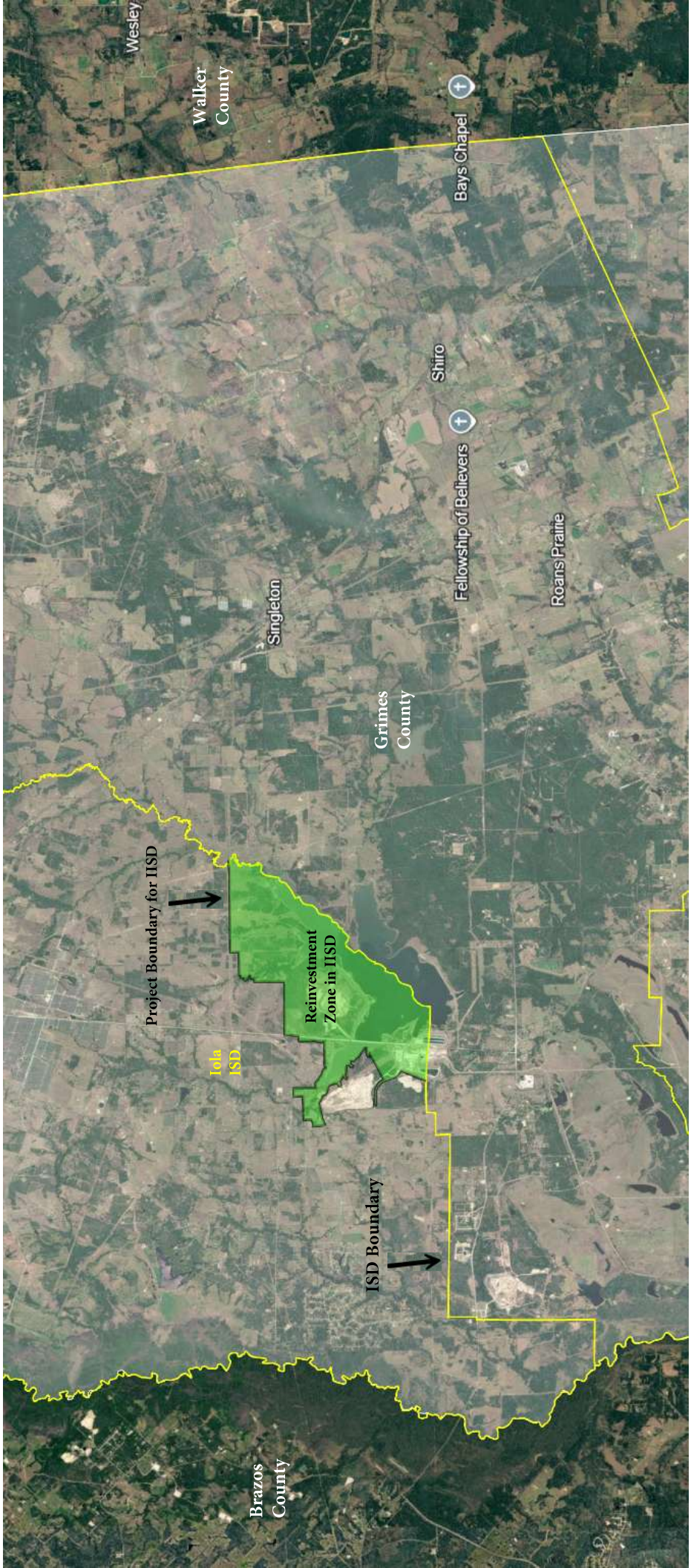
There are eight individual applications that would include eligible property—four in Iola ISD and four in Anderson-Shiro CISD. This application pertains to **Phase 4** of the four phases that would be located in **Iola ISD**.

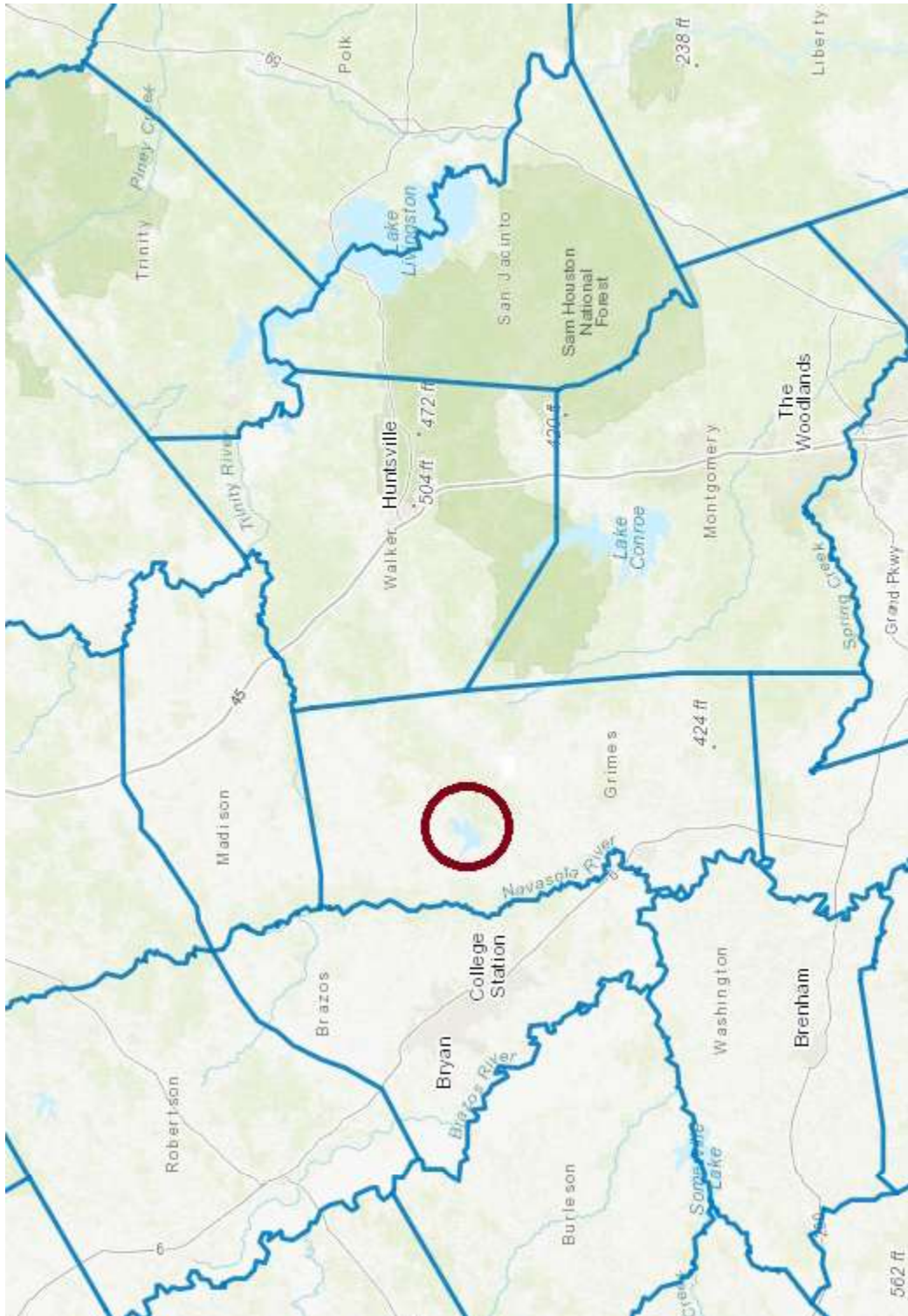
Each phase would be independently capable of manufacturing semiconductors and thus would contain the same types of improvements and personal property identified in the Description of Eligible Property. Phase 4 is estimated to include ~\$9.7 billion capex in IISD.

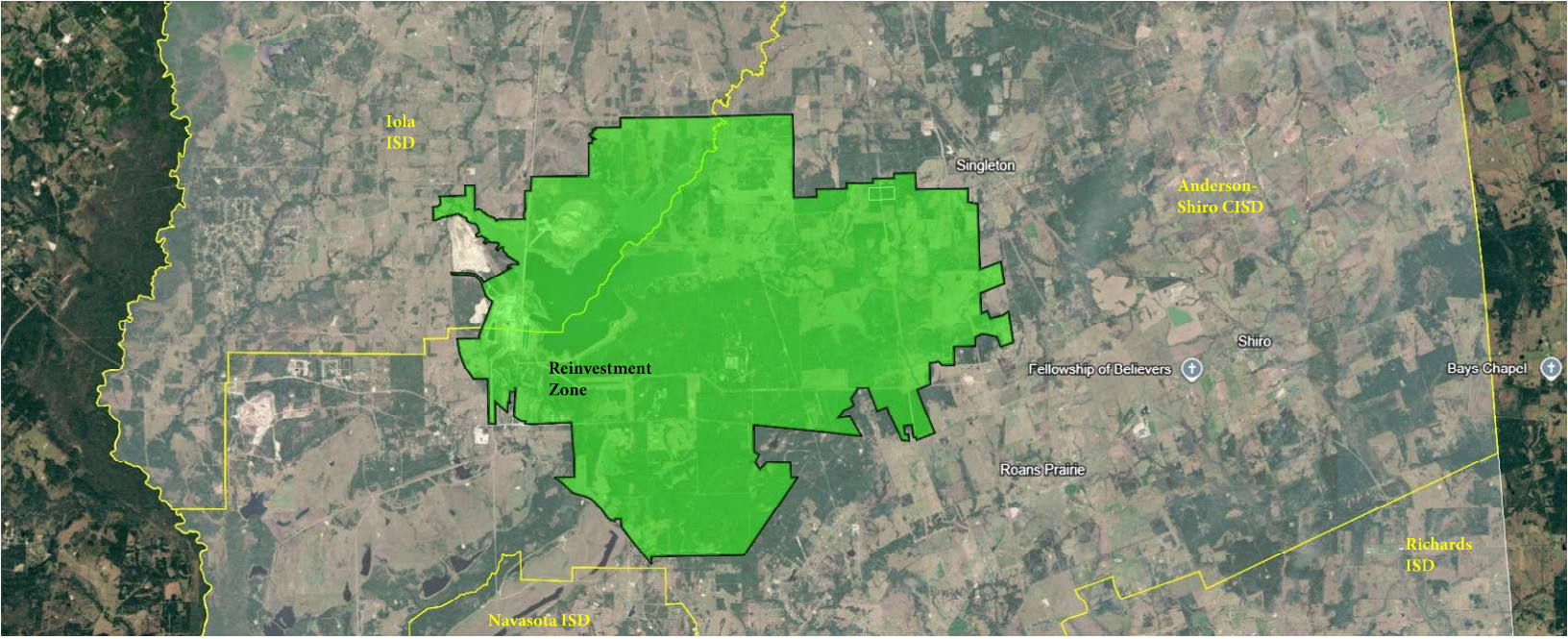
Property ID	Account No.	Legal Description	Situs Address	ISD	Acreage
R16937	223-000-0660	A0223 P GOODBREAD, TRACT 66, ACRES 1847, ALSO IN A- 15,A-312, A- 471, A-312 (NORTH PART OF LAKE IOLA ISD)	12824 Gibbons Creek Rd, Anderson, TX 77830	Iola ISD	1,847.0000
R76979	223-000-0668	A0223 P GOODBREAD, TRACT 66-8, ACRES 483.798	12824 FM 244 Iola, TX 77861	Iola ISD	483.7980
R78357	223-000-0667	A0223 P GOODBREAD, TRACT 66-7, ACRES 97.866	FM 244 Iola, TX 77861	Iola ISD	97.8660
R76980	223-000-0666	A0223 P GOODBREAD, TRACT 66-6, ACRES 144, (TRACT 2A)	FM 244 Iola, TX 77861	Iola ISD	144.0000
R76977	223-000-0669	A0223 P GOODBREAD, TRACT 66-9, ACRES 88.6, (TRACT 4)	FM 244 Iola, TX 77861	Iola ISD	88.6000
R78356	223-000-0665	A0223 P GOODBREAD, TRACT 66-5, ACRES 18.06, (STRIP)	FM 244 Iola, TX 77861	Iola ISD	18.0600
R76107	15-000-0173	A0015 WM FITZGIBBONS, TRACT 17-3, ACRES 256.33	<i>Not Available</i>	Iola ISD	256.3300

R76106	15-000-0172	A0015 WM FITZGIBBONS, TRACT 17-2, ACRES 256.33	<i>Not Available</i>	Iola ISD	256.3300
R11034	15-000-0170	A0015 WM FITZGIBBONS, TRACT 17, ACRES 256.34	<i>Not Available</i>	Iola ISD	256.3400
R72368	471-000- 0246	A0471 T H WALKER, TRACT 24-6, ACRES 132.55	CR 164 Iola, TX 77861	Iola ISD	132.5500
R19706	471-000- 0490	A0471 T H WALKER, TRACT 49, ACRES 515.89, (TRACT 8)	<i>Not Available</i>	Iola ISD	515.8900
R76978	223-000- 0680	A0223 P GOODBREAD, TRACT 68, ACRES 19.68, (ELECTRIC SUBSTATION)	FM 244 Iola, TX 77861	Iola ISD	19.6800
R79195	223-000- 0661	A0223 P GOODBREAD, TRACT 66-1, ACRES 9.556	FM 244 Iola, TX 77861	Iola ISD	9.5560
R76976	312-000- 0701	A0312 J F MARTIN, TRACT 70-1, ACRES 114.39, (TRACT 7)	FM 244 Iola, TX 77861	Iola ISD	114.3900

Total Acreage 4,240.3900









DESCRIPTION OF ELIGIBLE PROPERTY

(JETI Application – TERAFAFAB) Phase-4

APPLICANT: TERAFAFAB AI, LLC
PROJECT NAME: TERAFAFAB - Advanced Manufacturing Campus
COUNTY: Grimes County, Texas
SCHOOL DISTRICT: Iola ISD

1. STATUTORY BASIS

Pursuant to the **Texas Jobs, Energy, Technology, and Innovation Act**, “Eligible Property” includes certain tangible real and personal property that is:

- Newly constructed, installed, or acquired
- Located inside the project boundary and reinvestment zone
- Used as part of an eligible project (a manufacturing facility or facility engaged in research, development, or manufacture of high-tech equipment or technology)
- Placed in service after execution of the JETI agreement

2. SUMMARY OF ELIGIBLE PROPERTY

Phase 4 would include the following categories of **Eligible Property**, which would be used as part of the eligible project:

A. Real Property Improvements

- Manufacturing buildings (fab facilities, clean rooms, sub-fabs)
- Supporting administrative and engineering offices
- Warehousing and logistics structures
- Utility infrastructure buildings (central utility plant, substations)
- Space Compute Test Facility
- Water treatment, recycling, and related facilities
- Industrial waste treatment facilities



- On-site power generation facilities, which are essential and integrated components of the semiconductor manufacturing process

B. Business Personal Property

- Semiconductor fabrication tools (lithography, etch, deposition systems)
- Robotics and automated material handling systems (AMHS)
- Process control and metrology equipment
- Cleanroom environmental systems (HVAC, filtration)
- Network switches
- Optical fiber cabling
- Optical transceivers
- Hardware accelerators (AI accelerator)
- High-throughput parallel storage arrays
- HVAC systems
- Cooling distribution units
- Dry cooler arrays
- Centrifuge chillers
- Medium Voltage Electrical Equipment
- Low voltage electrical equipment
- Gas Turbines
- General purpose processors
- Graphic Processing Units
- Utility scale battery storage

C. Utility & Energy Infrastructure

- Space Compute Test Facility
- On-site substations and transformers
- On-site power generation facilities, which are essential and integrated components of the semiconductor manufacturing process
- Backup generation systems
- Water treatment and recycling facilities
- Compressed gas and chemical distribution systems

D. Site Improvements

- Roads, paving, and internal transportation infrastructure
- Drainage, stormwater management systems



- Foundations and support structures for equipment

3. PLACEMENT IN SERVICE SCHEDULE

Iola (ISD)	Phase-4
YEAR	ESTIMATED ELIGIBLE INVESTMENT (\$)
2035	\$4,672,906,400
2036	\$5,022,738,600
TOTAL ELIGIBLE INVESTMENT PROPERTY	\$9,695,645,000

4. LOCATION OF ELIGIBLE PROPERTY

All Eligible Property will be located within the project boundary and reinvestment zone and within the jurisdiction of Iola Independent School District.



DESCRIPTION OF INELIGIBLE PROPERTY

(JETI Application – TERA FAB)

APPLICANT: Terafab AI, LLC
PROJECT NAME: TERA FAB - Advanced Manufacturing Campus
COUNTY: Grimes County, Texas
SCHOOL DISTRICT: Iola Independent School District

EXCLUDED PROPERTY (NON-ELIGIBLE)

The following property is **expressly excluded** from Eligible Property:

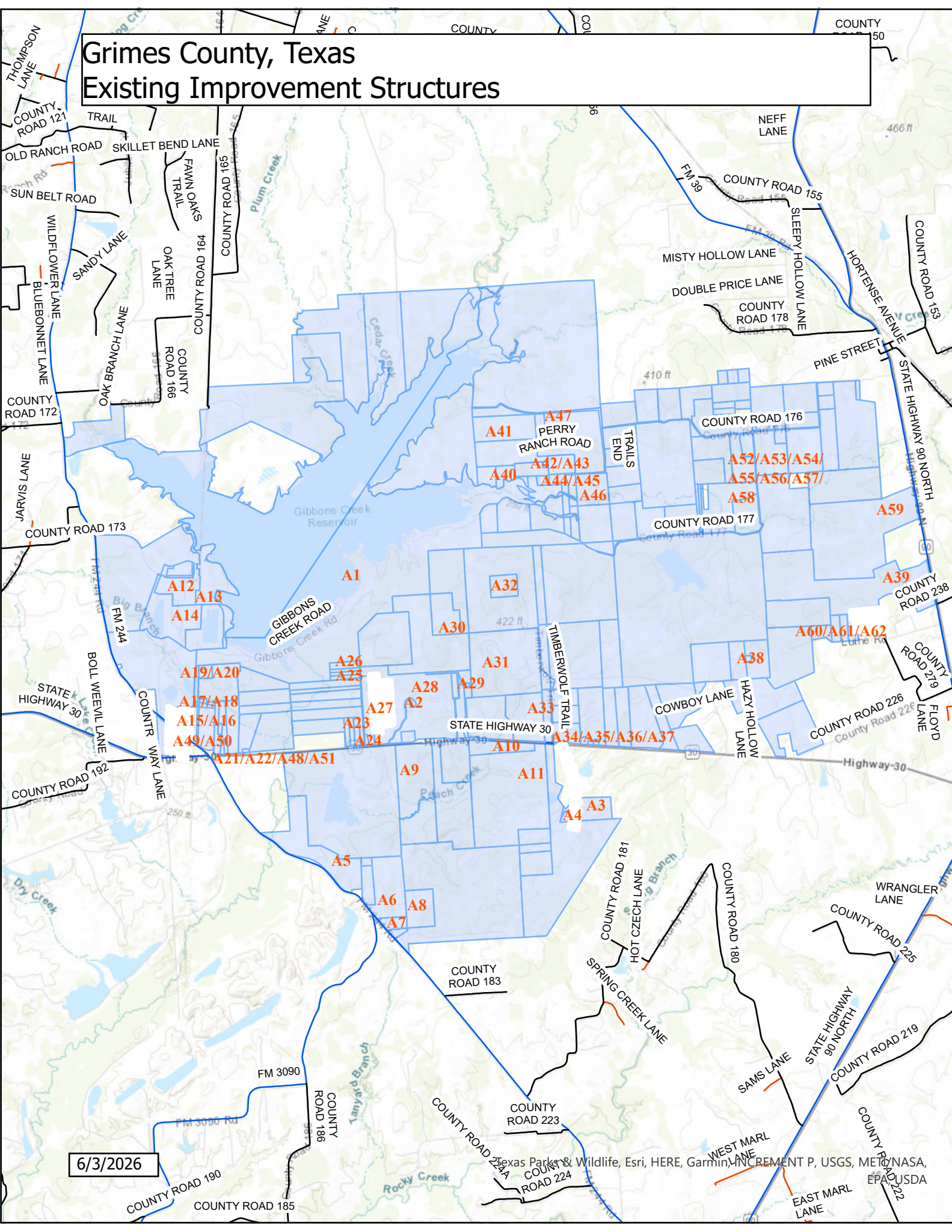
- Land and land acquisition costs
- Inventory
- Property not used as part of the eligible project
- Any existing property located on the land prior to the JETI agreement being entered into

Some land parcels in the proposed reinvestment zone and project boundary contain existing improvements, including residential homes, barns, and similar structures. All of such existing improvements are Excluded Property not eligible for abatement under JETI. If acquired, Applicant would likely demolish such improvements in connection with construction of the proposed facility.

There are also improvements labeled below as “Gibbons Creek Steam Electric Station” and “Gibbons Creek Station.” It’s unclear whether Applicant would use such existing improvements if acquired; however, such would also be Excluded Property not eligible for abatement under JETI.

Included below are pictures of each of these existing improvements and a map showing their general location.

Grimes County, Texas Existing Improvement Structures



6/3/2026

Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, METI, NASA, EPA, USDA

Map ID	Property ID	Account No.	Legal Description	Situs Address	2026 Total Assessed Value	Acreage
A1	R11032	15-000-0130	A0015 WM FITZGIBBONS, TRACT 13, ACRES 1987.1, ALSO IN A-15, A-275, A-223, A506, A-470	Gibbons Creek Rd, Anderson, TX 77830	\$5,187,780.00	1,987.1000





A2	R18466	367-000-0170	A0367 P B O'CONNOR, TRACT 17, ACRES 4.857	9791 Hwy 30 Anderson, TX 77830	\$1,628,260.00	4.8570
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A3	R16665	214-000-0065	A0214 M FRAZIER, TRACT 6-5, ACRES 50	7616 Rambling Ln, Anderson, TX 77830	\$182,270.00	50.0000
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A4	R16659	214-000-0020	A0214 M FRAZIER, TRACT 2, ACRES 10.41	7464 Rambling Ln, Anderson, TX 77830	\$487,280.00	10.4100
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A5	R18984	408-000-0040	A0408 U SANDERS, TRACT 4, ACRES 194.747	FM 244 Anderson, TX 77860	\$166,140	194.7470
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A6	R18978	408-000-0010	A0408 U SANDERS, TRACT 1, ACRES 130.78	FM 244 Anderson, TX 77830	\$166,420	130.7800
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A7	R40130	408-000-0051	A0408 U SANDERS, TRACT 5-1, ACRES 20.252	FM 244 Anderson, TX 77830	\$406,120	20.2520
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A8	R72676	393-000-0165	A0393 H W RAGLIN, TRACT 16-5, ACRES 70	<i>Not Available</i>	\$4,060	70.0000
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A9	R18467	367-000-0180	A0367 P B O'CONNOR, TRACT 18, ACRES 163.176	9404 Hwy 30 Anderson, TX 77830	\$177,940	163.1760
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A10	R53301	367-000-0115	A0367 P B O'CONNOR, TRACT 11-5, ACRES 5.64	10516 Hwy 30 Anderson, TX 77830	\$367,740	5.6400
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A11	R18458	367-000-0071	A0367 P B O'CONNOR, TRACT 7-1, ACRES 456.61	7941 Rambling Ln Anderson, TX 77830	\$386,410	456.6100
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A12	R76979	223-000-0668	A0223 P GOODBREAD, TRACT 66-8, ACRES 483.798	12824 FM 244 Iola, TX 77861	\$1,931,030	483.7980
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A13	R78357	223-000-0667	A0223 P GOODBREAD, TRACT 66-7, ACRES 97.866	FM 244 Iola, TX 77861	\$261,880	97.8660
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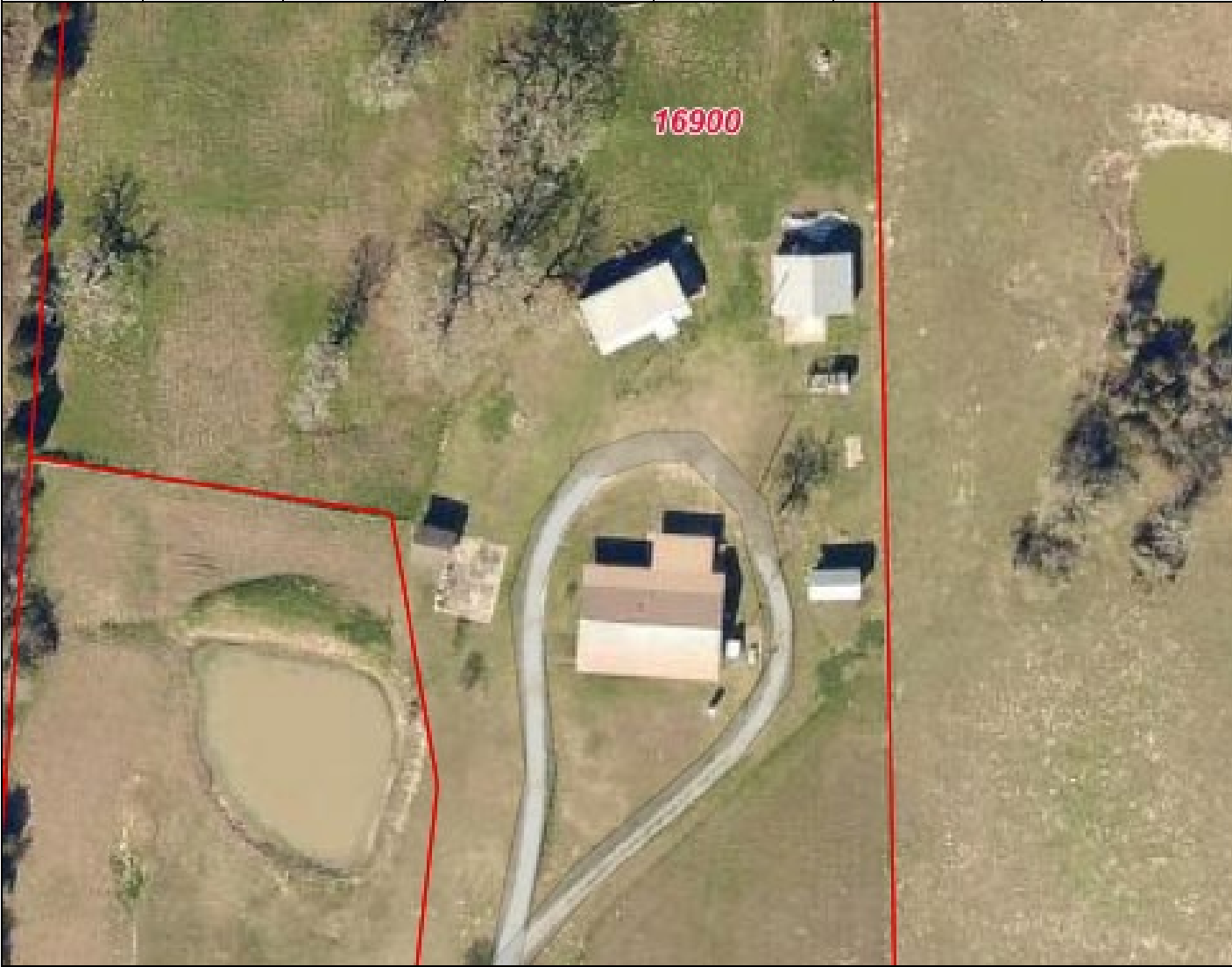
A14	R76980	223-000-0666	A0223 P GOODBREAD, TRACT 66-6, ACRES 144, (TRACT 2A)	FM 244 Iola, TX 77861	\$145,580	144.0000
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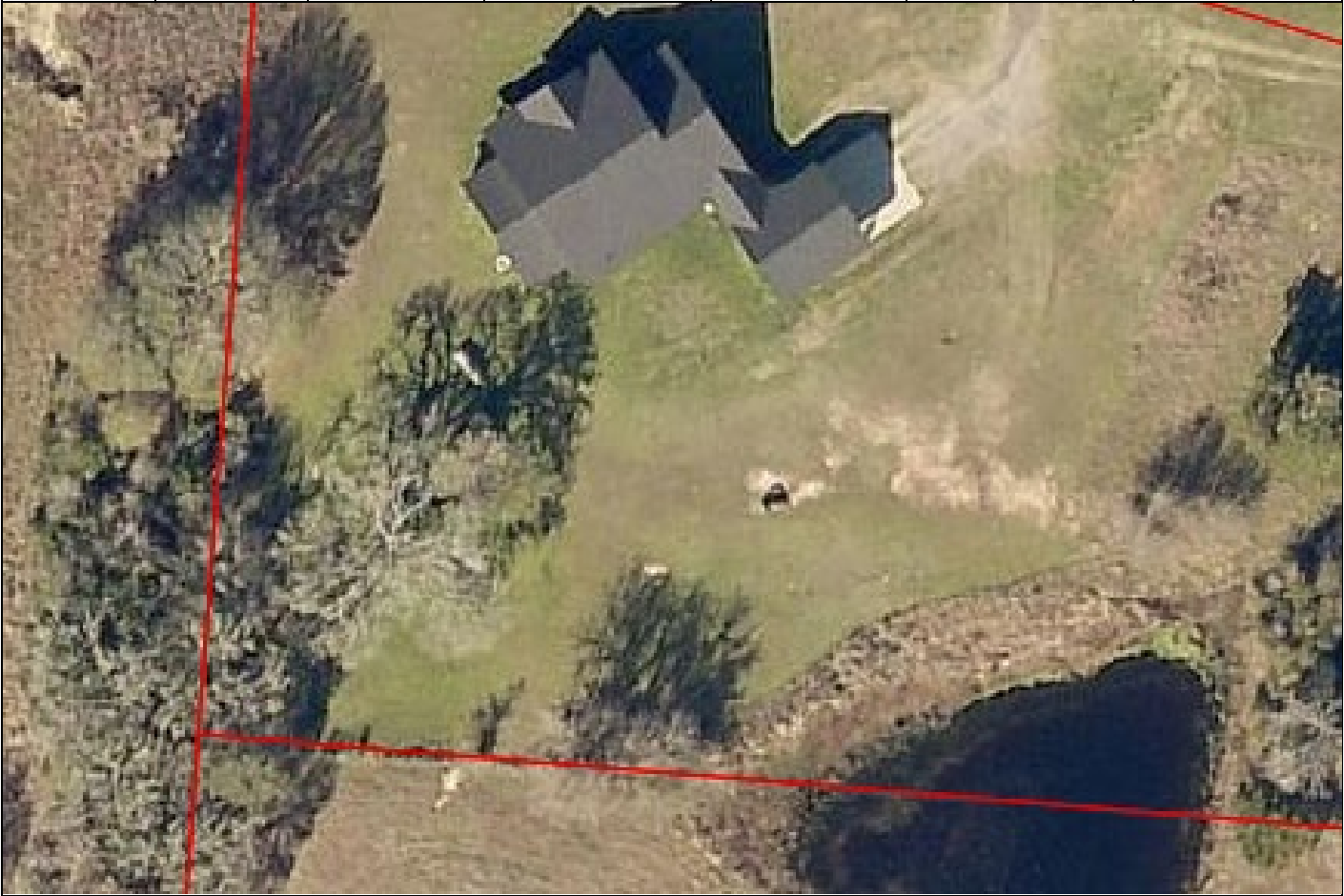
A15	R16926	223-000-0360	A0223 P GOODBREAD, TRACT 36, ACRES 15.43	10452 FM 244 Anderson, TX 77830	\$75,870	15.4300
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A16	R16900	223-000-0050	A0223 P GOODBREAD, TRACT 5, ACRES 19.196	7529 HWY 30 Anderson, TX 77830	\$392,420	19.1960
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A17	R16917	223-000-0221	A0223 P GOODBREAD, TRACT 22-1, ACRES 3.961	8618 CR 171 Anderson, TX 77830	\$660,690	3.9610
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A18	R16916	223-000-0220	A0223 P GOODBREAD, TRACT 22, ACRES 3.961	8618 CR 171 Anderson, TX 77830	\$149,950	3.9610
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A19	R71038	223-000-0045	A0223 P GOODBREAD, TRACT 4-5, ACRES 1	8952 Gibbons Creek Rd Anderson, TX 77830	\$560,310	1.0000
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A20	R59865	223-000-0041	A0223 P GOODBREAD, TRACT 4-1, ACRES 87.66	9028 Gibbons Creed Rd Anderson, TX 77830	\$381,380	87.6600
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A21	R16895	223-000-0020	A0223 P GOODBREAD, TRACT 2, ACRES 41.8896	7729 Hwy 30 Anderson, TX 77830	\$486,700	41.8896
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A22	R16934	223-000-0510	A0223 P GOODBREAD, TRACT 51, ACRES 97.0987	7873 Hwy 30 Anderson, TX 77830	\$892,670	97.0987
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A23	R16929	223-000-0401	A0223 P GOODBREAD, TRACT 40-1, ACRES 9.60	8531 Berger Easement Anderson, TX 77830	\$72,600	9.6000
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A24	R68306	91-000-0025	A0091 WM BERRYMAN, TRACT 2-5, ACRES 2.759	Hwy 30 Anderson, TX 77830	\$264,260	2.7590
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A25	R16910	223-000-0160	A0223 P GOODBREAD, TRACT 16, ACRES 7.25	8991 Berger Easement Anderson, TX 77830	\$411,430	7.2500
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A26	R16921	223-000-0250	A0223 P GOODBREAD, TRACT 25, ACRES 14.50	9107 Berger Easement Anderson, TX 77830	\$257,190	14.5000
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A27	R15521	91-000-0020	A0091 WM BERRYMAN, TRACT 2, ACRES 42.681	Hwy 30 Anderson, TX 77830	\$37,070	42.6810
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A28	R15525	91-000-0070	A0091 WM BERRYMAN, TRACT 7, ACRES 377.863	9791 SH 30 Anderson, TX 77830	\$395,050	377.8630
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A29	R18468	91-000-0100	A0091 WM BERRYMAN, TRACT 10, ACRES 1	10191 Hwy 30 Anderson, TX 77830	\$787,310	1.0000
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A30	R20059	506-000-0020	A0506 G SIDDALL, TRACT 2, ACRES 73.24, (RITZ CABIN)	9657 Timberwolf Trl Anderson, TX 77830	\$91,320	73.2400
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A31	R63073	412-000-0022	A0412 B F SMITH, TRACT 2-2, ACRES 305.61, (CHEN TRACT)	8733 Timberwolf Trl Anderson, TX 77830	\$148,490	305.6100
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A32	R71899	412-000-0021	A0412 B F SMITH, TRACT 2-1, ACRES 40	10965 Timberwolf Trl Anderson, TX 77830	\$403,880	40.0000
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A33	R71900	515-000-0020	A0515 R D PARKER, TRACT 2, ACRES 27.63	8343 Timberwolf Trl Anderson, TX 77830	\$228,660	27.6300
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A34	R16742	219-000-0010	A0219 GEO GALASPY, TRACT 1, ACRES 15.94	11119 Hwy 30 Anderson, TX 77830	\$94,260	15.9400
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A35	R16752	219-000-0130	A0219 GEO GALASPY, TRACT 13, ACRES 4.249	11319 Hwy 30 Anderson, TX 77830	\$421,768	4.2490
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A36	R16747	219-000-0060	A0219 GEO GALASPY, TRACT 6, ACRES 2.03	11401 Hwy 30 Anderson, TX 77830	\$234,580	2.0300
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A37	R16751	219-000-0100	A0219 GEO GALASPY, TRACT 10, ACRES 106.918	Hwy 30 Anderson, TX 77830	\$242,940	106.9180
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A38	R16229	188-000-0091	A0188 A EDSON, TRACT 9-1, ACRES 1	<i>Not Available</i>	\$173,840	1.0000
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A39	R19751	472-000-0140	A0472 B WHITE, TRACT 14, ACRES 431.28	10735 Hwy 90 N, Bedias, TX 77831	\$596,530	431.2800
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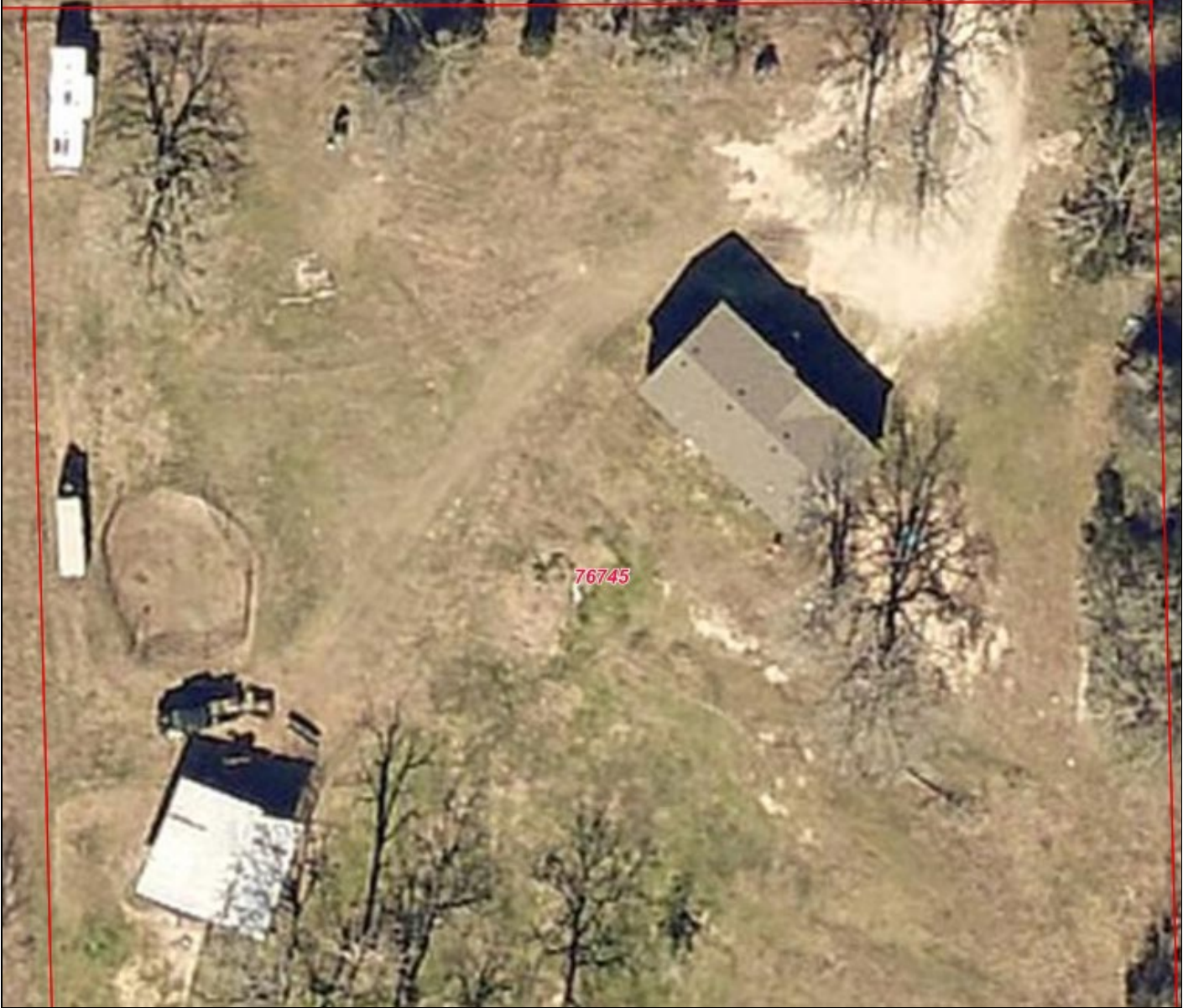
A40	R11030	15-000-0110	A0015 WM FITZGIBBONS, TRACT 11, ACRES 73.3	<i>Not Available</i>	\$30,130	73.3000
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A41	R11023	15-000-0030	A0015 WM FITZGIBBONS, TRACT 3, ACRES 106.57	12265 Trails End Ln Bedias, TX 77831	\$340,890	106.5700
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A42	R76745	15-000-0161	A0015 WM FITZGIBBONS, TRACT 16-1, ACRES 2	12783 Perry Ranch Rd Bedias, TX 77831	\$47,040	2.0000
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A43	R11037	15-000-0200	A0015 WM FITZGIBBONS, TRACT 20, ACRES 34.14	12353 Perry Ranch Rd Bedias, TX 77831	\$16,282	34.1400
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A44	R74050	15-000-0203	A0015 WM FITZGIBBONS, TRACT 20-3, ACRES 34.14	12275 Perry Ranch Rd Bedias, TX 77831	\$101,520	34.1400
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A45	R74101	15-000-0208	A0015 WM FITZGIBBONS, TRACT 20-8, ACRES 17.07	12269 Perry Ranch Rd Bedias, TX 77831	\$343,500	17.0700
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A46	R78508	15-000-0042	A0015 WM FITZGIBBONS, TRACT 4-2, ACRES 68.24	CR 177 Bedias, TX 77831	\$5,120	68.2400
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A47	R11022	15-000-0020	A0015 WM FITZGIBBONS, TRACT 2, ACRES 214.6	6663 CR 176 Bedias, TX 77831	\$75,530	214.6000
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A48	R76740	223-000-0022	A0223 P GOODBREAD, TRACT 2-2, ACRES 1.5794	7708 Hwy 30, Anderson, TX 77830	\$280,797	1.5794
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A49	R16918	223-000-0230	A0223 P GOODBREAD, TRACT 23, ACRES 17.472	7475 Hwy 30, Anderson, TX 77830	\$770,960	17.4720
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A50	R77746	223-000-0051	A0223 P GOODBREAD, TRACT 5-1, ACRES 2.859	7523 Hwy 30, Anderson, TX 77830	\$299,480	2.8590
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A51	R16904	223-000-0090	A0223 P GOODBREAD, TRACT 9, ACRES 4	7575 Hwy 30, Anderson, TX 77830	\$365,811	4.0000
						

A52	R59051	67-000-0116	A0067 B F ARNOLD, TRACT 11-6, ACRES 89.54	3963 CR 176 Bedias, TX 77831	\$11,469	89.5400
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A53	R15279	67-000-0130	A0067 B F ARNOLD, TRACT 13, ACRES 104.95	3607 CR 176 Bedias, TX 77831	\$144,770	104.9500
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A54	R15271	67-000-0085	A0067 B F ARNOLD, TRACT 8-5, ACRES 217.55	2815 CR 176 Bedias, TX 77831	\$59,840	217.5500
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A55	R38394	67-000-0103	A0067 B F ARNOLD, TRACT 10-3, ACRES 35.06	3448 CR 176 Bedias, TX 77831	\$341,280	35.0600
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A56	R38466	67-000-0112	A0067 B F ARNOLD, TRACT 11-2, ACRES 89.99	3958 CR 176 Bedias, TX 77831	\$221,290	89.9900
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A57	R15275	67-000-0110	A0067 B F ARNOLD, TRACT 11, ACRES 8.92	4126 CR 176 Bedias, TX 77831	\$171,150	8.9200
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A58	R15280	67-000-0140	A0067 B F ARNOLD, TRACT 14, ACRES 1.09	4056 CR 176 Bedias, TX 77831	\$336,260	1.0900
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A59	R19324	431-000-0050	A0431 J SCHROEDER, TRACT 5, ACRES 444.95, (PARTLY IN A-146, A-358, A-360, & A-433)	11563 Hwy 90 N Bedias, TX 77831	\$693,880	444.9500
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A60	R18245	334-000-0070	A0334 J C MASSEY, TRACT 7, ACRES 19.84	4038 Luthe Rd Bedias, TX 77831	\$121,050	19.8400
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A61	R15813	139-000-0030	A0139 BBB & CRR, TRACT 3, ACRES 15.00	3734 Luthe Rd Bedias, TX 77831	\$633,050	15.0000
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A62	R15814	139-000-0040	A0139 BBB & CRR, TRACT 4, SERIAL # HOTX10A03159A, TITLE # 00991967, LABEL # NTA0785902, ACRES 15	3842 Luthe Rd Bedias, TX 77831	\$78,720	15.0000
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			Total Appraised Value		\$25,449,897	7,170.8427 acres
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LIMITATION AS A COMPELLING FACTOR

(JETI Application – TERAFAFAB)

APPLICANT: TERAFAFAB AI, LLC
PROJECT NAME: TERAFAFAB - Advanced Manufacturing
COUNTY: Campus Grimes County, Texas
SCHOOL DISTRICT: Iola ISD

Pursuant to the requirements of the Texas Jobs, Energy, Technology, and Innovation Act, the Applicant hereby affirms that the availability of a limitation on appraised value for school district maintenance and operations (M&O) property taxes is a compelling factor in the decision whether to invest capital and locate the proposed project within the State of Texas and within the jurisdiction of the above-referenced school district.

The Applicant has conducted a multi-state site selection process evaluating potential locations across Texas, Arizona, New Mexico, and Nevada.

Each jurisdiction was assessed based on:

- Total tax burden (property, franchise, sales/use)
- Availability of infrastructure (power, water, fiber)
- Workforce availability and training incentives
- Speed-to-market and permitting timelines

While Texas offers strategic advantages in infrastructure and workforce, property tax exposure—particularly school district M&O taxes—represents the single largest recurring cost differential between Texas and competing jurisdictions.

The limitation would reduce the effective tax burden by approximately ~48%, materially impacting the internal rate of return (IRR), net present value, payback period for capital investment.



The Applicant's internal investment committee applies a disciplined capital allocation model requiring minimum IRR thresholds, competitive benchmarking against alternative sites, and sensitivity analysis on tax exposure.

Absent the limitation, the project IRR would fall below the minimum investment threshold, and competing jurisdictions (e.g., Arizona) would present a more favorable after-tax return, in which case the project would likely be relocated outside Texas.

The Applicant certifies that the limitation on appraised value directly influences the site selection decision, without the limitation, the project would not be located in the selected Texas school district, the limitation is a determinative factor, not merely an ancillary benefit.

This certification is made in good faith and is consistent with internal financial models, executive decision-making materials, and board-level approvals.

- Board resolutions or investment committee approvals
- Comparative state tax burden analysis
- Financial models showing IRR sensitivity to property taxes
- Third-party site selection consultant reports
- Executive affidavits

Additional information has been provided confidentially in support of the compelling factor analysis.

Economic Benefit Statement for Terafab - Phase 4 IISD in Grimes County, TX

May 22, 2026

Prepared by:

Impact DataSource, LLC
7500 Rialto Blvd
Building 1 Suite 250
Austin, Texas 78735
(512) 524-0892
www.impactdatasource.com



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An Economic Benefit Statement for Terafab - Phase 4 IISD

Introduction

This report presents the results of an economic impact analysis performed by Impact DataSource, Austin, Texas. The analysis estimates the potential economic benefits to be generated by Terafab - Phase 4 IISD in Grimes County, Texas for the project's Jobs, Energy, Technology and Innovation (JETI) application. The economic benefits include economic impacts - measured by revenues (or output), jobs, and salaries in the state and local region. In addition, the benefits include estimated state and local tax revenues supported by the company, its employees, and other businesses economically linked to the project throughout the state. In total, this analysis covers a 37-year period beginning with 2 years of building construction, a 10-year incentive period, and an additional period of 25 years as required by Tex. Gov't Code § 403.608 (b).

<u>Years</u>	<u>Period</u>
2035-2036	Construction
2037-2046	Incentive Period
2047-2071	Additional 25 Years

A Description of the Facility and Its Operations

Terafab is a planned semiconductor fabrication plant by SpaceX. The current plans involve four phases and a combined total investment of \$119 billion.

This economic benefit statement evaluates the impacts of the portion of the Phase 4 investment occurring within Iola ISD.

Timeline for Permanent Employment and Investment

The facility's timeline for total jobs to be created and investment over the next 37 years will be as follows:

Table 1 Timeline for Permanent Employment and Investment					
Year	Number of New Workers to be Hired Each Year		Buildings and Other Real Property Improvements	Machinery & Equipment	Total JETI Investment
2035	0	<i>Construction</i>	\$1,840,292,533	\$2,832,613,867	\$4,672,906,400
2036	0	<i>Construction</i>	\$1,978,064,089	\$3,044,674,511	\$5,022,738,600
2037	383	<i>Incentive Year 1</i>	\$0	\$0	\$0
2038	0	<i>Incentive Year 2</i>	\$0	\$0	\$0
2039	0	<i>Incentive Year 3</i>	\$0	\$0	\$0
2040	0	<i>Incentive Year 4</i>	\$0	\$0	\$0
2041	0	<i>Incentive Year 5</i>	\$0	\$0	\$0
2042	0	<i>Incentive Year 6</i>	\$0	\$0	\$0
2043	0	<i>Incentive Year 7</i>	\$0	\$0	\$0
2044	0	<i>Incentive Year 8</i>	\$0	\$0	\$0
2045	0	<i>Incentive Year 9</i>	\$0	\$0	\$0
2046	0	<i>Incentive Year 10</i>	\$0	\$0	\$0
2047	0		\$0	\$0	\$0
2048	0		\$0	\$0	\$0
2049	0		\$0	\$0	\$0
2050	0		\$0	\$0	\$0
2051	0		\$0	\$0	\$0
2052	0		\$0	\$0	\$0
2053	0		\$0	\$0	\$0
2054	0		\$0	\$0	\$0
2055	0		\$0	\$0	\$0
2056	0		\$0	\$0	\$0
2057	0		\$0	\$0	\$0
2058	0		\$0	\$0	\$0
2059	0		\$0	\$0	\$0
2060	0		\$0	\$0	\$0
2061	0		\$0	\$0	\$0
2062	0		\$0	\$0	\$0
2063	0		\$0	\$0	\$0
2064	0		\$0	\$0	\$0
2065	0		\$0	\$0	\$0

Table 1 continued on the next page

Table 1 - Continued Timeline for Permanent Employment and Investment				
Year	Number of New Workers to be Hired Each Year	Buildings and Other Real Property Improvements	Machinery & Equipment	Total JETI Investment
2066	0	\$0	\$0	\$0
2067	0	\$0	\$0	\$0
2068	0	\$0	\$0	\$0
2069	0	\$0	\$0	\$0
2070	0	\$0	\$0	\$0
2071	0	\$0	\$0	\$0
<u>Total</u>	<u>383</u>	<u>\$3.82 B</u>	<u>\$5.88 B</u>	<u>\$9.70 B</u>

Total Capital Investment and Total Employment

The facility's proposed capital investment and total employment will be as follows:

Table 2 Total Capital Investment and Employment	
Total Capital Investment	\$9,695,645,000
Total Employment	383

Estimated Increase in Appraised Value of Property Attributable to the Project

The estimated increase in appraised value of the facility's investment over the next 37 years is shown below. The table focuses on the appraised value of the investment as defined by the Jobs, Energy, Technology and Innovation (JETI) program. This property is expected to be eligible for the value limitation.

Table 3 Appraised Value of the Facility's Investment			
Year	Buildings and Other Real Property Improvements	Machinery & Equipment	Total Appraised Value of Investment
2035	\$0	\$0	\$0
2036	\$2,336,453,200	\$2,266,091,094	\$4,602,544,294
2037	\$2,481,931,804	\$4,135,307,929	\$6,617,239,733
2038	\$2,407,473,850	\$2,959,850,253	\$5,367,324,104
2039	\$2,335,249,635	\$1,784,392,578	\$4,119,642,213
2040	\$2,265,192,146	\$892,196,289	\$3,157,388,435
2041	\$2,197,236,381	\$304,467,451	\$2,501,703,832
2042	\$2,131,319,290	\$0	\$2,131,319,290
2043	\$2,067,379,711	\$0	\$2,067,379,711
2044	\$2,005,358,320	\$0	\$2,005,358,320
2045	\$1,945,197,570	\$0	\$1,945,197,570
2046	\$1,886,841,643	\$0	\$1,886,841,643
2047	\$1,830,236,394	\$0	\$1,830,236,394
2048	\$1,775,329,302	\$0	\$1,775,329,302
2049	\$1,722,069,423	\$0	\$1,722,069,423
2050	\$1,670,407,340	\$0	\$1,670,407,340
2051	\$1,620,295,120	\$0	\$1,620,295,120
2052	\$1,571,686,266	\$0	\$1,571,686,266
2053	\$1,524,535,678	\$0	\$1,524,535,678
2054	\$1,478,799,608	\$0	\$1,478,799,608
2055	\$1,434,435,620	\$0	\$1,434,435,620
2056	\$1,391,402,551	\$0	\$1,391,402,551
2057	\$1,349,660,475	\$0	\$1,349,660,475
2058	\$1,309,170,661	\$0	\$1,309,170,661
2059	\$1,269,895,541	\$0	\$1,269,895,541
2060	\$1,231,798,674	\$0	\$1,231,798,674
2061	\$1,194,844,714	\$0	\$1,194,844,714
2062	\$1,158,999,373	\$0	\$1,158,999,373
2063	\$1,124,229,392	\$0	\$1,124,229,392
2064	\$1,090,502,510	\$0	\$1,090,502,510

Table 3 continued on the next page

Table 3 - Continued			
Appraised Value of the Facility's Investment			
Year	Buildings and Other Real Property Improvements	Machinery & Equipment	Total Appraised Value of Investment
2065	\$1,057,787,435	\$0	\$1,057,787,435
2066	\$1,026,053,812	\$0	\$1,026,053,812
2067	\$995,272,197	\$0	\$995,272,197
2068	\$965,414,031	\$0	\$965,414,031
2069	\$936,451,610	\$0	\$936,451,610
2070	\$908,358,062	\$0	\$908,358,062
2071	\$881,107,320	\$0	\$881,107,320

*Appraised Value Assumptions:
Company's projections*

Estimated Ad Valorem Taxes Imposed by Each Taxing Unit on the Investment

The prospective site is located in Grimes County subject to the following property tax rates:

Table 4			
Taxing Units and Tax Rates (Per \$100 of Taxable Value) at Proposed Site			
City:	N/A		0.000000
County:	Grimes County		0.423077
School:	Iola ISD		0.854400
		<i>M&O Rate:</i>	<i>0.66420</i>
		<i>I&S Rate:</i>	<i>0.19020</i>
Spec Dist #1:	Grimes ESD #1		0.015534
Total Rate			<u>1.293011</u>

The estimated ad valorem taxes to be collected by each taxing unit on the eligible investment is summarized in the table below and shown in detail on the following pages.

Table 5 Ad Valorem Taxes for Each Taxing Unit on the Investment Over the Next 37 Years		
City:	N/A	\$0
County:	Grimes County	\$291,587,555
School:	Iola ISD	\$452,682,420
	<i>M&O Taxes:</i>	\$321,595,282
	<i>I&S Taxes:</i>	\$131,087,138
Spec Dist #1:	Grimes ESD #1	\$10,706,139
<u>Total</u>		<u>\$754,976,113</u>

It is important to note these property tax calculations reflect the expected taxes on the company's eligible investment. The company may pay additional property taxes on land and inventories and those taxes are detailed separately in the "Local Area Benefits: Economic Impact & Tax Revenue" section of this report.

Table 6 Ad Valorem Taxes for School District on Investment: Iola ISD							
Year	Taxable Value of Eligible Property for M&O Tax*	M&O Tax Rate	M&O Taxes	Taxable Value of Property for I&S Tax**	I&S Tax Rate	I&S Taxes	Total School District Taxes
2035	\$0	0.66420	\$0	\$0	0.19020	\$0	\$0
2036	\$0	0.66420	\$0	\$4,602,544,294	0.19020	\$8,754,039	\$8,754,039
2037	\$3,308,619,867	0.66420	\$21,975,853	\$6,617,239,733	0.19020	\$12,585,990	\$34,561,843
2038	\$2,683,662,052	0.66420	\$17,824,883	\$5,367,324,104	0.19020	\$10,208,650	\$28,033,534
2039	\$2,059,821,106	0.66420	\$13,681,332	\$4,119,642,213	0.19020	\$7,835,559	\$21,516,891
2040	\$1,578,694,217	0.66420	\$10,485,687	\$3,157,388,435	0.19020	\$6,005,353	\$16,491,040
2041	\$1,250,851,916	0.66420	\$8,308,158	\$2,501,703,832	0.19020	\$4,758,241	\$13,066,399
2042	\$1,065,659,645	0.66420	\$7,078,111	\$2,131,319,290	0.19020	\$4,053,769	\$11,131,881
2043	\$1,033,689,856	0.66420	\$6,865,768	\$2,067,379,711	0.19020	\$3,932,156	\$10,797,924
2044	\$1,002,679,160	0.66420	\$6,659,795	\$2,005,358,320	0.19020	\$3,814,192	\$10,473,987
2045	\$972,598,785	0.66420	\$6,460,001	\$1,945,197,570	0.19020	\$3,699,766	\$10,159,767
2046	\$943,420,822	0.66420	\$6,266,201	\$1,886,841,643	0.19020	\$3,588,773	\$9,854,974
2047	\$1,830,236,394	0.66420	\$12,156,430	\$1,830,236,394	0.19020	\$3,481,110	\$15,637,540
2048	\$1,775,329,302	0.66420	\$11,791,737	\$1,775,329,302	0.19020	\$3,376,676	\$15,168,414
2049	\$1,722,069,423	0.66420	\$11,437,985	\$1,722,069,423	0.19020	\$3,275,376	\$14,713,361
2050	\$1,670,407,340	0.66420	\$11,094,846	\$1,670,407,340	0.19020	\$3,177,115	\$14,271,960
2051	\$1,620,295,120	0.66420	\$10,762,000	\$1,620,295,120	0.19020	\$3,081,801	\$13,843,802
2052	\$1,571,686,266	0.66420	\$10,439,140	\$1,571,686,266	0.19020	\$2,989,347	\$13,428,487

Table 6 continued on the next page

Table 6 - Continued
Ad Valorem Taxes for School District on Investment: Iola ISD

Year	Taxable Value of Eligible Property for M&O Tax*	M&O Tax Rate	M&O Taxes	Taxable Value of Property for I&S Tax**	I&S Tax Rate	I&S Taxes	Total School District Taxes
2053	\$1,524,535,678	0.66420	\$10,125,966	\$1,524,535,678	0.19020	\$2,899,667	\$13,025,633
2054	\$1,478,799,608	0.66420	\$9,822,187	\$1,478,799,608	0.19020	\$2,812,677	\$12,634,864
2055	\$1,434,435,620	0.66420	\$9,527,521	\$1,434,435,620	0.19020	\$2,728,297	\$12,255,818
2056	\$1,391,402,551	0.66420	\$9,241,696	\$1,391,402,551	0.19020	\$2,646,448	\$11,888,143
2057	\$1,349,660,475	0.66420	\$8,964,445	\$1,349,660,475	0.19020	\$2,567,054	\$11,531,499
2058	\$1,309,170,661	0.66420	\$8,695,512	\$1,309,170,661	0.19020	\$2,490,043	\$11,185,554
2059	\$1,269,895,541	0.66420	\$8,434,646	\$1,269,895,541	0.19020	\$2,415,341	\$10,849,987
2060	\$1,231,798,674	0.66420	\$8,181,607	\$1,231,798,674	0.19020	\$2,342,881	\$10,524,488
2061	\$1,194,844,714	0.66420	\$7,936,159	\$1,194,844,714	0.19020	\$2,272,595	\$10,208,753
2062	\$1,158,999,373	0.66420	\$7,698,074	\$1,158,999,373	0.19020	\$2,204,417	\$9,902,491
2063	\$1,124,229,392	0.66420	\$7,467,132	\$1,124,229,392	0.19020	\$2,138,284	\$9,605,416
2064	\$1,090,502,510	0.66420	\$7,243,118	\$1,090,502,510	0.19020	\$2,074,136	\$9,317,253
2065	\$1,057,787,435	0.66420	\$7,025,824	\$1,057,787,435	0.19020	\$2,011,912	\$9,037,736
2066	\$1,026,053,812	0.66420	\$6,815,049	\$1,026,053,812	0.19020	\$1,951,554	\$8,766,604
2067	\$995,272,197	0.66420	\$6,610,598	\$995,272,197	0.19020	\$1,893,008	\$8,503,606
2068	\$965,414,031	0.66420	\$6,412,280	\$965,414,031	0.19020	\$1,836,217	\$8,248,497
2069	\$936,451,610	0.66420	\$6,219,912	\$936,451,610	0.19020	\$1,781,131	\$8,001,043
2070	\$908,358,062	0.66420	\$6,033,314	\$908,358,062	0.19020	\$1,727,697	\$7,761,011
2071	\$881,107,320	0.66420	\$5,852,315	\$881,107,320	0.19020	\$1,675,866	\$7,528,181
Total			\$321,595,282			\$131,087,138	\$452,682,420

* Taxable Value of Eligible Property for M&O Tax is equal to 50% of the appraised or market value of the investment property during the 10-year incentive period and equal to the appraised or market value thereafter.

** Taxable Value of Property for I&S Tax is equal to the appraised or market value of the investment property.

**Table 7
Ad Valorem Taxes for Other Taxing Units on Investment**

Year	N/A 0.000000	Grimes County 0.423077	Other Local Districts 0.015534	Total
2035	\$0	\$0	\$0	\$0
2036	\$0	\$19,472,306	\$714,959	\$20,187,266
2037	\$0	\$27,996,019	\$1,027,922	\$29,023,941
2038	\$0	\$22,707,914	\$833,760	\$23,541,674
2039	\$0	\$17,429,259	\$639,945	\$18,069,204
2040	\$0	\$13,358,184	\$490,469	\$13,848,653
2041	\$0	\$10,584,134	\$388,615	\$10,972,748
2042	\$0	\$9,017,122	\$331,079	\$9,348,201
2043	\$0	\$8,746,608	\$321,147	\$9,067,755
2044	\$0	\$8,484,210	\$311,512	\$8,795,722
2045	\$0	\$8,229,684	\$302,167	\$8,531,851
2046	\$0	\$7,982,793	\$293,102	\$8,275,895
2047	\$0	\$7,743,309	\$284,309	\$8,027,618
2048	\$0	\$7,511,010	\$275,780	\$7,786,790
2049	\$0	\$7,285,680	\$267,506	\$7,553,186
2050	\$0	\$7,067,109	\$259,481	\$7,326,590
2051	\$0	\$6,855,096	\$251,697	\$7,106,793
2052	\$0	\$6,649,443	\$244,146	\$6,893,589
2053	\$0	\$6,449,960	\$236,821	\$6,686,781
2054	\$0	\$6,256,461	\$229,717	\$6,486,178
2055	\$0	\$6,068,767	\$222,825	\$6,291,592
2056	\$0	\$5,886,704	\$216,140	\$6,102,845
2057	\$0	\$5,710,103	\$209,656	\$5,919,759
2058	\$0	\$5,538,800	\$203,367	\$5,742,167
2059	\$0	\$5,372,636	\$197,266	\$5,569,902
2060	\$0	\$5,211,457	\$191,348	\$5,402,804
2061	\$0	\$5,055,113	\$185,607	\$5,240,720
2062	\$0	\$4,903,460	\$180,039	\$5,083,499
2063	\$0	\$4,756,356	\$174,638	\$4,930,994
2064	\$0	\$4,613,665	\$169,399	\$4,783,064
2065	\$0	\$4,475,255	\$164,317	\$4,639,572
2066	\$0	\$4,340,998	\$159,387	\$4,500,385
2067	\$0	\$4,210,768	\$154,606	\$4,365,373
2068	\$0	\$4,084,445	\$149,967	\$4,234,412
2069	\$0	\$3,961,911	\$145,468	\$4,107,380

Table 7 continued on the next page

Table 7 - Continued				
Ad Valorem Taxes for Other Taxing Units on Investment				
Year	N/A 0.000000	Grimes County 0.423077	Other Local Districts 0.015534	Total
2070	\$0	\$3,843,054	\$141,104	\$3,984,158
2071	\$0	\$3,727,762	\$136,871	\$3,864,634
<u>Total</u>	<u>\$0</u>	<u>\$291,587,555</u>	<u>\$10,706,139</u>	<u>\$302,293,694</u>

Note: Taxable Value of Property for these taxing units is equal to the appraised or market value of the investment property.

Total Impact on Gross Domestic Product and Personal Income in the State

The project's construction and on-going operations will generate new revenues for businesses in the state and increase the gross domestic product of the state. Additionally, these activities will support employment and increase personal income in the state.

The economic output represents gross revenues of businesses impacted by the project. Indirect businesses reflect suppliers to the project and induced businesses reflect business serving employees supported by the project.

State Economic Output During Construction

The economic impact/increase in gross state product during construction of buildings and improvements will be as follows:

	Direct	Indirect & Induced	Total
Economic output / increase in gross area product	\$2.48 B	\$3.59 B	\$6.07 B
Construction employment (annual average)	6,904	8,974	15,878
Payroll / increase in state personal income	\$0.99 B	\$1.00 B	\$1.99 B

State Economic Impacts During the Facility's Operations

The total annual economic output/increase in gross state product during the facility's operations is shown below along with the employment and payroll supported in the state economy.

Table 9			
Total Economic Impact During the Facility's Operations in the State of Texas			
		Annually at Full Operations in 2037	37-Year Total
Economic output / increase in gross state product:			
	Direct	\$219.23 M	\$10.96 B
	Indirect & Induced	\$200.57 M	\$10.03 B
	<u>Total</u>	<u>\$419.80 M</u>	<u>\$20.99 B</u>
Employment:			
	Direct	383	383
	Indirect & Induced	973	973
	<u>Total</u>	<u>1,356</u>	<u>1,356</u>
Payroll / increase in state personal income:			
	Direct	\$71.43 M	\$3.57 B
	Indirect & Induced	\$59.69 M	\$2.98 B
	<u>Total</u>	<u>\$131.12 M</u>	<u>\$6.56 B</u>

Additional information and year-by-year calculations for state impacts summarized above can be found in the "State of Texas Benefits: Economic Impact & Tax Revenue" section of this report.

Impact on Gross Revenues and Employment of Local Businesses

The project's construction and on-going operations will generate new revenues for local businesses and support local employment. The tables below summarize these local economic impacts within Grimes County.

The economic output represents gross revenues of businesses impacted by the project. Indirect businesses reflect suppliers to the project and induced businesses reflect business serving employees supported by the project.

Local Economic Output During Construction

The economic impact/increase in gross area product during construction of buildings and improvements will be as follows:

	Direct	Indirect & Induced	Total
Economic output / increase in gross area product	\$2.48 B	\$0.84 B	\$3.32 B
Construction employment (annual average)	6,904	1,980	8,884
Payroll / increase in county personal income	\$0.99 B	\$0.20 B	\$1.20 B

Local Economic Impacts During the Facility's Operations

The total annual economic output/increase in gross area product during the facility's operations is shown below along with the employment and payroll supported in the Grimes County economy.

Table 11			
Total Economic Impact During the Facility's Operations in Grimes County			
		Annually at Full Operations in 2037	37-Year Total
Economic output / increase in gross area product:			
	Direct	\$219.23 M	\$10.96 B
	Indirect & Induced	\$36.30 M	\$1.82 B
	<u>Total</u>	<u>\$255.53 M</u>	<u>\$12.78 B</u>
Employment:			
	Direct	383	383
	Indirect & Induced	177	177
	<u>Total</u>	<u>560</u>	<u>560</u>
Payroll/Personal Income:			
	Direct	\$71.43 M	\$3.57 B
	Indirect & Induced	\$12.16 M	\$0.61 B
	<u>Total</u>	<u>\$83.59 M</u>	<u>\$4.18 B</u>

Additional information and year-by-year calculations for state impacts summarized above can be found in the "Local Area Benefits: Economic Impact & Tax Revenue" section of this report.

The State and Local Tax Revenues Generated as a Result of the Project

During construction, the State of Texas and local jurisdictions will receive the following tax revenues:

Table 12				
Tax Revenues for the State and Local Taxing Units During Construction				
	Sales Tax Collections	Franchise Tax Collections	Other Taxes and Revenues	Total Tax Revenues
State of Texas	\$105,821,800	\$4,553,848	\$32,217,582	\$142,593,231
Nearby Cities	\$2,539,723	\$0	\$0	\$2,539,723
Grimes County	\$846,574	\$0	\$0	\$846,574
Total	\$109,208,098	\$4,553,848	\$32,217,582	\$145,979,528

The state and local tax revenues from the facility's operations over the 37-year period is shown below.

Table 13						
Tax Revenues for the State and Local Taxing Units During Operations						
	Sales Tax Collections	Hotel Taxes	Franchise Tax Collections	Other Taxes and Revenues	Property Taxes*	Total Tax Revenues
State of Texas	\$119,640,782	\$0	\$15,740,755	\$86,915,412	\$0	\$222,296,949
Nearby Cities	\$2,871,379	\$0	\$0	\$0	\$0	\$2,871,379
Grimes County	\$957,126	\$0	\$0	\$0	\$291,587,555	\$292,544,681
Iola ISD	\$0	\$0	\$0	\$0	\$452,682,420	\$452,682,420
Grimes ESD #1	\$0	\$0	\$0	\$0	\$10,706,139	\$10,706,139
Total	\$123,469,287	\$0	\$15,740,755	\$86,915,412	\$754,976,113	\$981,101,568

* Property taxes include both taxes on the facilities JETI investment as well as the taxable land and inventories. See the Local Area Benefits section for more detail.

Additional information and year-by-year calculations for state and local tax revenues summarized above can be found in the State of Texas and Local Area Benefits sections of this report.

Direct vs. Indirect Tax Revenues Generated as a Result of the Project

The tables below break down tax revenues during construction and operations, showing direct and indirect taxes. The first table covers construction, and the second focuses on operations.

Table 14			
Direct vs. Indirect Tax Revenues for the State & Local Taxing Units During Construction			
	Direct Taxes	Indirect Taxes	Total Tax Revenues
State of Texas	\$73,477,637	\$69,115,593	\$142,593,231
Local Districts	\$2,351,284	\$1,035,013	\$3,386,298
<u>Total</u>	<u>\$75,828,922</u>	<u>\$70,150,607</u>	<u>\$145,979,528</u>

Table 15			
Direct vs. Indirect Tax Revenues for the State & Local Taxing Units During Operations			
	Direct Taxes	Indirect Taxes	Total Tax Revenues
State of Texas	\$15,070,265	\$207,226,684	\$222,296,949
Local Districts	\$755,195,317	\$3,609,301	\$758,804,618
<u>Total</u>	<u>\$770,265,583</u>	<u>\$210,835,985</u>	<u>\$981,101,568</u>

Direct taxes are the estimated taxes paid by the company. These taxes primarily include the sales taxes paid on taxable purchases or sales, the estimated franchise taxes paid by the company, and property taxes paid by the company. Indirect taxes include all other taxes expected to be supported by the construction and on-going operations of the facility. Indirect taxes include sales taxes paid by the company's workers and by workers of indirect and induced businesses as well as other revenues detailed throughout the report.

Additional information and year-by-year calculations for tax revenues summarized above can be found in the State of Texas and Local Area Benefits sections of this report.

Development of Complementary Businesses or Industries in the State

The company's operations will draw on suppliers throughout the state and drive expansion in complementary businesses. Although the specific businesses are not known at this time, the expansion of industries affected by the company and its employees is show below based on the impact by industry.

	New Spending	Percent of Total
Agriculture, forestry, fishing and hunting	\$1,030,485	0.5%
Mining, quarrying, and oil and gas extraction	\$1,600,540	0.8%
Utilities	\$8,375,428	4.2%
Construction	\$2,718,725	1.4%
Durable goods manufacturing	\$15,413,418	7.7%
Nondurable goods manufacturing	\$13,089,347	6.5%
Wholesale trade	\$13,637,477	6.8%
Retail trade	\$14,251,383	7.1%
Transportation and warehousing	\$7,936,924	4.0%
Information	\$6,994,140	3.5%
Finance and insurance	\$19,316,105	9.6%
Real estate and rental and leasing	\$29,489,399	14.7%
Professional, scientific, and technical services	\$14,426,784	7.2%
Management of companies and enterprises	\$6,095,207	3.0%
Administrative & support & waste mgmt & remediation svcs	\$8,704,306	4.3%
Educational services	\$2,521,398	1.3%
Health care and social assistance	\$17,452,462	8.7%
Arts, entertainment, and recreation	\$1,622,465	0.8%
Accommodation	\$1,534,764	0.8%
Food services and drinking places	\$6,665,262	3.3%
Other services	\$7,695,747	3.8%
Total	\$200,571,765	100.0%

The industries most affected by the project will include:

1. Real estate and rental and leasing
2. Finance and insurance
3. Health care and social assistance
4. Durable goods manufacturing
5. Professional, scientific, and technical services

State of Texas Benefits Economic Impact & Tax Revenue

State of Texas Economic Impacts During Construction

The facility plans to spend the following estimated amounts on construction at the facility:

Table 17 Construction Costs	
Year	Construction Costs
2035	\$1,196,190,147
2036	\$1,285,741,658
2037	\$0
2038	\$0
2039	\$0
<u>Total</u>	<u>\$2,481,931,804</u>

Construction Economic Output/Increase in Gross State Product

The facility's construction project will provide direct, indirect and induced economic output/increase in gross state product, as shown below.

Table 18 Economic Output/Increase in Gross State Product During Construction			
Year	Direct Construction Output	Indirect & Induced Output	Total Output
2035	\$1,196,190,147	\$1,730,169,428	\$2,926,359,574
2036	\$1,285,741,658	\$1,859,696,734	\$3,145,438,392
2037	\$0	\$0	\$0
2038	\$0	\$0	\$0
2039	\$0	\$0	\$0
<u>Total</u>	<u>\$2,481,931,804</u>	<u>\$3,589,866,162</u>	<u>\$6,071,797,966</u>

An explanation of the multipliers used to calculate indirect and induced impacts is included later in this report.

Construction Employment

The estimated number of construction workers for a hypothetical construction project is shown below.

Table 19 Number of Construction Workers for a Hypothetical \$1 Million Construction Project	
Total estimated construction	\$1,000,000
Estimated on-site labor costs as a percentage of construction costs	40%
Estimated annual construction worker's salary	\$71,900
Estimated number of construction workers for a \$1 million construction project	5.56

Using the above average construction worker estimate, the number of construction workers employed during the facility's construction is shown below.

Table 20 Construction Workers Employed During Construction		
Year	Construction Costs	Number of Construction Jobs Supported Each Year
2035	\$1,196,190,147	6,655
2036	\$1,285,741,658	7,153
2037	\$0	0
2038	\$0	0
2039	\$0	0
<u>Total</u>	<u>\$2,481,931,804</u>	
<u>Average construction jobs per year</u>		<u>6,904</u>

During construction, the following number of direct, indirect and induced jobs will be supported each year:

Table 21			
Direct, Indirect and Induced Employment During Construction			
Year	Direct Construction Employment	Indirect & Induced Employment	Total Employment
2035	6,655	8,651	15,305
2036	7,153	9,298	16,451
2037	0	0	0
2038	0	0	0
2039	0	0	0
<u>Annual Avg.</u>	<u>6,904</u>	<u>8,974</u>	<u>15,878</u>

Construction Payroll

Construction workers will have the following payrolls:

Table 22		
Direct Construction Payroll		
Year	Construction Costs	Total Construction Payroll
2035	\$1,196,190,147	\$478,476,059
2036	\$1,285,741,658	\$514,296,663
2037	\$0	\$0
2038	\$0	\$0
2039	\$0	\$0
<u>Total</u>	<u>\$2,481,931,804</u>	<u>\$992,772,722</u>

The direct, indirect and induced payrolls during construction will be the following:

Table 23			
Direct, Indirect and Induced Payroll During Construction			
Year	Direct Construction Payroll	Indirect & Induced Payroll	Total Payroll
2035	\$478,476,059	\$480,820,591	\$959,296,650
2036	\$514,296,663	\$516,816,717	\$1,031,113,380
2037	\$0	\$0	\$0
2038	\$0	\$0	\$0
2039	\$0	\$0	\$0
Total	\$992,772,722	\$997,637,308	\$1,990,410,030

State of Texas Fiscal Impacts During Construction

Taxable Sales

The percent of construction costs for building materials and the percent of total worker salaries to be spent on taxable goods and services are shown below.

Table 24 Percent of Construction Costs and Worker Salaries Subject to Sales Tax	
Percent of construction costs for materials	60%
Estimated percent of construction materials that may be subject to sales tax	75%
Percent of worker salaries spent on taxable goods and services	26%
Estimated percent of machinery and equipment subject to sales tax	1.0%

The facility's construction project will result in the following taxable sales:

Table 25 Estimated Taxable Sales					
Year	Estimated Taxable Machinery and Equipment	Estimated Total Construction Materials	Estimated Taxable Construction Materials	Estimated Taxable Worker Spending	Total Taxable Sales
2035	\$28,326,139	\$717,714,088	\$538,285,566	\$249,417,129	\$816,028,834
2036	\$30,446,745	\$771,444,995	\$578,583,746	\$268,089,479	\$877,119,970
2037	\$0	\$0	\$0	\$0	\$0
2038	\$0	\$0	\$0	\$0	\$0
2039	\$0	\$0	\$0	\$0	\$0
Total	\$58,772,884	\$1,489,159,083	\$1,116,869,312	\$517,506,608	\$1,693,148,804

Sales Tax Collections

With a 6.25% sales tax, the state will collect the following sales tax on machinery and equipment, construction materials and construction worker spending:

Table 26 Estimated Sales Tax Collections During Construction						
Year	On Taxable Machinery & Equipment	On Construction Materials	On Taxable Worker Spending	Total Sales Tax Collections	Direct Sales Tax Collections	Indirect Sales Tax Collections
2035	\$1,770,384	\$33,642,848	\$15,588,571	\$51,001,802	\$35,413,232	\$15,588,571
2036	\$1,902,922	\$36,161,484	\$16,755,592	\$54,819,998	\$38,064,406	\$16,755,592
2037	\$0	\$0	\$0	\$0	\$0	\$0
2038	\$0	\$0	\$0	\$0	\$0	\$0
2039	\$0	\$0	\$0	\$0	\$0	\$0
<u>Total</u>	<u>\$3,673,305</u>	<u>\$69,804,332</u>	<u>\$32,344,163</u>	<u>\$105,821,800</u>	<u>\$73,477,637</u>	<u>\$32,344,163</u>

Taxable Margins Subject to Texas Franchise Tax

If direct, indirect and induced revenues during construction are revenues for organizations subject to Texas' franchise tax, their taxable margins will be subject to the tax. If this is the case, and the estimated taxable margins of the construction companies and indirect and induced companies are 10% of revenues, then construction on this project will result in the following taxable margins:

Table 27 Estimated Taxable Margins During Construction Subject to Texas' Franchise Tax			
Year	On Direct Revenues During Construction	On Indirect & Induced Revenues	Total Taxable Margins
2035	\$119,619,015	\$173,016,943	\$292,635,957
2036	\$128,574,166	\$185,969,673	\$314,543,839
2037	\$0	\$0	\$0
2038	\$0	\$0	\$0
2039	\$0	\$0	\$0
<u>Total</u>	<u>\$248,193,180</u>	<u>\$358,986,616</u>	<u>\$607,179,797</u>

Franchise Tax Collections

Texas franchise tax is a tax on "taxable margin," which is a concept similar to taxable income. Generally, an entity's taxable margin is its revenue less either its cost of goods sold or its compensation expense, but not both. If 70% of the entity's revenue is less than either of these calculations, then 70% of revenue is the taxable margin. Taxable margin must then be apportioned to business done in Texas, measured by the ratio of gross receipts from business done in Texas to gross receipts from business done everywhere. The tax rate is then applied to the apportioned margin. A rate of .375% is used for taxable entities primarily engaged in retail or wholesale trade, and a .75% rate is used for all other entities.

The estimated franchise tax to be collected by the state from construction companies and indirect and induced businesses is shown below.

Table 28 Estimated Franchise Tax Collections During Construction		
Year	Total Taxable Margins	Franchise Tax Collections
2035	\$292,635,957	\$2,194,770
2036	\$314,543,839	\$2,359,079
2037	\$0	\$0
2038	\$0	\$0
2039	\$0	\$0
<u>Total</u>	<u>\$607,179,797</u>	<u>\$4,553,848</u>

Other Taxes and Revenues from Workers

During the facility's construction, other taxes -- in addition to sales and franchise taxes -- will be collected for the State's general fund. The estimated annual collections from each worker of these other taxes during construction are the following:

Table 29 Other Revenues for the State from Each Worker During Construction	
Gasoline taxes	\$38
Motor vehicle sales and use taxes	\$438
Cigarette and tobacco taxes	\$97
Alcohol beverage taxes	\$181
Net lottery proceeds	\$246
<u>Total</u>	<u>\$999</u>

Other taxes and revenues from workers for the State during construction will be the following:

Table 30 Other Revenues for the State from Workers During Construction						
Year	Gasoline Taxes	Motor Vehicle Sales and Use Taxes	Cigarette and Tobacco Taxes	Alcoholic Beverage Taxes	Net Lottery Proceeds	Total Other Taxes & Revenues
2035	\$573,947	\$6,696,045	\$1,484,609	\$2,770,249	\$3,765,090	\$15,289,939
2036	\$635,422	\$7,413,257	\$1,643,625	\$3,066,970	\$4,168,368	\$16,927,643
2037	\$0	\$0	\$0	\$0	\$0	\$0
2038	\$0	\$0	\$0	\$0	\$0	\$0
2039	\$0	\$0	\$0	\$0	\$0	\$0
<u>Total</u>	<u>\$1,209,369</u>	<u>\$14,109,301</u>	<u>\$3,128,234</u>	<u>\$5,837,220</u>	<u>\$7,933,459</u>	<u>\$32,217,582</u>

Summary of General Fund Revenues for the State During Construction

During the facility's construction project, the State will receive the following revenues for its general fund:

Table 31 General Fund Revenues for the State During Construction				
Year	Sales Tax Collections	Franchise Tax Collections	Other Taxes and Revenues	Total Revenues
2035	\$51,001,802	\$2,194,770	\$15,289,939	\$68,486,511
2036	\$54,819,998	\$2,359,079	\$16,927,643	\$74,106,720
2037	\$0	\$0	\$0	\$0
2038	\$0	\$0	\$0	\$0
2039	\$0	\$0	\$0	\$0
<u>Total</u>	<u>\$105,821,800</u>	<u>\$4,553,848</u>	<u>\$32,217,582</u>	<u>\$142,593,231</u>

State of Texas Economic Impacts During the Facility's Operations

The facility's estimated annual revenues during the first 37 years are shown below:

Table 32		
Facility's Estimated Annual Operating Revenues		
		Total Operating Revenues
2035	Year 1	\$0
2036	Year 2	\$0
2037	Year 3	\$219,228,074
2038	Year 4	\$223,612,636
2039	Year 5	\$228,084,888
2040	Year 6	\$232,646,586
2041	Year 7	\$237,299,518
2042	Year 8	\$242,045,508
2043	Year 9	\$246,886,419
2044	Year 10	\$251,824,147
2045	Year 11	\$256,860,630
2046	Year 12	\$261,997,842
2047	Year 13	\$267,237,799
2048	Year 14	\$272,582,555
2049	Year 15	\$278,034,206
2050	Year 16	\$283,594,890
2051	Year 17	\$289,266,788
2052	Year 18	\$295,052,124
2053	Year 19	\$300,953,167
2054	Year 20	\$306,972,230
2055	Year 21	\$313,111,674
2056	Year 22	\$319,373,908
2057	Year 23	\$325,761,386
2058	Year 24	\$332,276,614
2059	Year 25	\$338,922,146
2060	Year 26	\$345,700,589
2061	Year 27	\$352,614,601
2062	Year 28	\$359,666,893
2063	Year 29	\$366,860,231
2064	Year 30	\$374,197,435
2065	Year 31	\$381,681,384
2066	Year 32	\$389,315,012
2067	Year 33	\$397,101,312
2068	Year 34	\$405,043,338

Table 32 continued on the next page

Table 32 - Continued		
Facility's Estimated Annual Operating Revenues		
		Total Operating Revenues
2069	Year 35	\$413,144,205
2070	Year 36	\$421,407,089
2071	Year 37	\$429,835,231
<u>Total</u>		<u>\$10.96 B</u>

Economic Output During Operations

The facility's annual operating revenues will result in the following direct, indirect and induced output:

Table 33			
Output During Operations			
Year	Direct Operations Output	Indirect & Induced Output	Total Output
2035	\$0	\$0	\$0
2036	\$0	\$0	\$0
2037	\$219,228,074	\$200,571,765	\$419,799,839
2038	\$223,612,636	\$204,583,200	\$428,195,836
2039	\$228,084,888	\$208,674,864	\$436,759,753
2040	\$232,646,586	\$212,848,362	\$445,494,948
2041	\$237,299,518	\$217,105,329	\$454,404,847
2042	\$242,045,508	\$221,447,436	\$463,492,944
2043	\$246,886,419	\$225,876,384	\$472,762,803
2044	\$251,824,147	\$230,393,912	\$482,218,059
2045	\$256,860,630	\$235,001,790	\$491,862,420
2046	\$261,997,842	\$239,701,826	\$501,699,668
2047	\$267,237,799	\$244,495,863	\$511,733,662
2048	\$272,582,555	\$249,385,780	\$521,968,335
2049	\$278,034,206	\$254,373,495	\$532,407,702
2050	\$283,594,890	\$259,460,965	\$543,055,856
2051	\$289,266,788	\$264,650,185	\$553,916,973
2052	\$295,052,124	\$269,943,188	\$564,995,312
2053	\$300,953,167	\$275,342,052	\$576,295,219
2054	\$306,972,230	\$280,848,893	\$587,821,123
2055	\$313,111,674	\$286,465,871	\$599,577,545

Table 33 continued on the next page

Table 33 - Continued
Output During Operations

Year	Direct Operations Output	Indirect & Induced Output	Total Output
2056	\$319,373,908	\$292,195,188	\$611,569,096
2057	\$325,761,386	\$298,039,092	\$623,800,478
2058	\$332,276,614	\$303,999,874	\$636,276,488
2059	\$338,922,146	\$310,079,871	\$649,002,018
2060	\$345,700,589	\$316,281,469	\$661,982,058
2061	\$352,614,601	\$322,607,098	\$675,221,699
2062	\$359,666,893	\$329,059,240	\$688,726,133
2063	\$366,860,231	\$335,640,425	\$702,500,656
2064	\$374,197,435	\$342,353,234	\$716,550,669
2065	\$381,681,384	\$349,200,298	\$730,881,682
2066	\$389,315,012	\$356,184,304	\$745,499,316
2067	\$397,101,312	\$363,307,990	\$760,409,302
2068	\$405,043,338	\$370,574,150	\$775,617,488
2069	\$413,144,205	\$377,985,633	\$791,129,838
2070	\$421,407,089	\$385,545,346	\$806,952,435
2071	\$429,835,231	\$393,256,253	\$823,091,483
Total	\$10.96 B	\$10.03 B	\$20.99 B

Employment during Operations

The facility expects to have the following number of new jobs:

Table 34 Number of Jobs to be Created		
Year	Number of New Jobs to be Created	Cumulative Number of New Jobs
2035	0	0
2036	0	0
2037	383	383
2038	0	383
2039	0	383
2040	0	383
2041	0	383
2042	0	383
2043	0	383
2044	0	383
<u>Total</u>	<u>383</u>	

Therefore, the following number of direct, indirect and induced jobs will be supported during the facility's operations:

Table 35 Direct, Indirect & Induced Employment During Operations			
Year	Direct Operations Employment	Indirect & Induced Employment	Total Employment
2035	0	0	0
2036	0	0	0
2037	383	973	1,356
2038	383	973	1,356
2039	383	973	1,356
2040	383	973	1,356
2041	383	973	1,356
2042	383	973	1,356
2043	383	973	1,356

Table 35 continued on the next page

Table 35 - Continued
Direct, Indirect & Induced Employment During Operations

Year	Direct Operations Employment	Indirect & Induced Employment	Total Employment
2044	383	973	1,356
2045	383	973	1,356
2046	383	973	1,356
2047	383	973	1,356
2048	383	973	1,356
2049	383	973	1,356
2050	383	973	1,356
2051	383	973	1,356
2052	383	973	1,356
2053	383	973	1,356
2054	383	973	1,356
2055	383	973	1,356
2056	383	973	1,356
2057	383	973	1,356
2058	383	973	1,356
2059	383	973	1,356
2060	383	973	1,356
2061	383	973	1,356
2062	383	973	1,356
2063	383	973	1,356
2064	383	973	1,356
2065	383	973	1,356
2066	383	973	1,356
2067	383	973	1,356
2068	383	973	1,356
2069	383	973	1,356
2070	383	973	1,356
2071	383	973	1,356

The estimated annual payroll at the facility will be the following:

Table 36			
Estimated Annual Payroll			
Percent of annual increase			2.0%
	Year	Average Annual Salaries	Annual Payroll
Year 1	2035	\$179,264	\$0
Year 2	2036	\$182,849	\$0
Year 3	2037	\$186,506	\$71,431,854
Year 4	2038	\$190,236	\$72,860,491
Year 5	2039	\$194,041	\$74,317,701
Year 6	2040	\$197,922	\$75,804,055
Year 7	2041	\$201,880	\$77,320,136
Year 8	2042	\$205,918	\$78,866,539
Year 9	2043	\$210,036	\$80,443,870
Year 10	2044	\$214,237	\$82,052,747
Year 11	2045	\$218,522	\$83,693,802
Year 12	2046	\$222,892	\$85,367,678
Year 13	2047	\$227,350	\$87,075,031
Year 14	2048	\$231,897	\$88,816,532
Year 15	2049	\$236,535	\$90,592,863
Year 16	2050	\$241,266	\$92,404,720
Year 17	2051	\$246,091	\$94,252,814
Year 18	2052	\$251,013	\$96,137,871
Year 19	2053	\$256,033	\$98,060,628
Year 20	2054	\$261,154	\$100,021,841
Year 21	2055	\$266,377	\$102,022,277
Year 22	2056	\$271,704	\$104,062,723
Year 23	2057	\$277,138	\$106,143,977
Year 24	2058	\$282,681	\$108,266,857
Year 25	2059	\$288,335	\$110,432,194
Year 26	2060	\$294,101	\$112,640,838
Year 27	2061	\$299,983	\$114,893,655
Year 28	2062	\$305,983	\$117,191,528
Year 29	2063	\$312,103	\$119,535,358
Year 30	2064	\$318,345	\$121,926,066
Year 31	2065	\$324,712	\$124,364,587
Year 32	2066	\$331,206	\$126,851,879
Year 33	2067	\$337,830	\$129,388,916

Table 36 continued on the next page

Table 36 - Continued			
Estimated Annual Payroll			
	Year	Average Annual Salaries	Annual Payroll
Year 34	2068	\$344,587	\$131,976,695
Year 35	2069	\$351,478	\$134,616,228
Year 36	2070	\$358,508	\$137,308,553
Year 37	2071	\$365,678	\$140,054,724

The direct, indirect and induced payrolls during the facility's operations will be the following:

Table 37			
Direct, Indirect and Induced Payroll During Operations			
Year	Direct Operations Payroll	Indirect & Induced Payroll	Total Payroll
2035	\$0	\$0	\$0
2036	\$0	\$0	\$0
2037	\$71,431,854	\$59,688,457	\$131,120,311
2038	\$72,860,491	\$60,882,226	\$133,742,717
2039	\$74,317,701	\$62,099,871	\$136,417,572
2040	\$75,804,055	\$63,341,868	\$139,145,923
2041	\$77,320,136	\$64,608,706	\$141,928,842
2042	\$78,866,539	\$65,900,880	\$144,767,419
2043	\$80,443,870	\$67,218,897	\$147,662,767
2044	\$82,052,747	\$68,563,275	\$150,616,022
2045	\$83,693,802	\$69,934,541	\$153,628,343
2046	\$85,367,678	\$71,333,232	\$156,700,910
2047	\$87,075,031	\$72,759,896	\$159,834,928
2048	\$88,816,532	\$74,215,094	\$163,031,626
2049	\$90,592,863	\$75,699,396	\$166,292,259
2050	\$92,404,720	\$77,213,384	\$169,618,104
2051	\$94,252,814	\$78,757,652	\$173,010,466
2052	\$96,137,871	\$80,332,805	\$176,470,675
2053	\$98,060,628	\$81,939,461	\$180,000,089
2054	\$100,021,841	\$83,578,250	\$183,600,091
2055	\$102,022,277	\$85,249,815	\$187,272,093
2056	\$104,062,723	\$86,954,811	\$191,017,534
2057	\$106,143,977	\$88,693,908	\$194,837,885

Table 37 continued on the next page

Table 37 - Continued
Direct, Indirect and Induced Payroll During Operations

Year	Direct Operations Payroll	Indirect & Induced Payroll	Total Payroll
2058	\$108,266,857	\$90,467,786	\$198,734,643
2059	\$110,432,194	\$92,277,141	\$202,709,336
2060	\$112,640,838	\$94,122,684	\$206,763,522
2061	\$114,893,655	\$96,005,138	\$210,898,793
2062	\$117,191,528	\$97,925,241	\$215,116,769
2063	\$119,535,358	\$99,883,746	\$219,419,104
2064	\$121,926,066	\$101,881,420	\$223,807,486
2065	\$124,364,587	\$103,919,049	\$228,283,636
2066	\$126,851,879	\$105,997,430	\$232,849,308
2067	\$129,388,916	\$108,117,378	\$237,506,295
2068	\$131,976,695	\$110,279,726	\$242,256,421
2069	\$134,616,228	\$112,485,321	\$247,101,549
2070	\$137,308,553	\$114,735,027	\$252,043,580
2071	\$140,054,724	\$117,029,727	\$257,084,452
Total	\$3.57 B	\$2.98 B	\$6.56 B

Taxable Sales on Direct, Indirect and Induced Worker Spending

An estimated 26% of the gross salaries of direct, indirect and induced workers will be spent on taxable goods and services. If this is the case, worker spending will result in taxable sales, as shown below.

Table 38		
Taxable Spending by Direct, Indirect, & Induced Workers		
Year	Worker Salaries	Workers' Taxable Spending
2035	\$0	\$0
2036	\$0	\$0
2037	\$131,120,311	\$34,091,281
2038	\$133,742,717	\$34,773,107
2039	\$136,417,572	\$35,468,569
2040	\$139,145,923	\$36,177,940
2041	\$141,928,842	\$36,901,499
2042	\$144,767,419	\$37,639,529
2043	\$147,662,767	\$38,392,319
2044	\$150,616,022	\$39,160,166
2045	\$153,628,343	\$39,943,369
2046	\$156,700,910	\$40,742,236
2047	\$159,834,928	\$41,557,081
2048	\$163,031,626	\$42,388,223
2049	\$166,292,259	\$43,235,987
2050	\$169,618,104	\$44,100,707
2051	\$173,010,466	\$44,982,721
2052	\$176,470,675	\$45,882,376
2053	\$180,000,089	\$46,800,023
2054	\$183,600,091	\$47,736,024
2055	\$187,272,093	\$48,690,744
2056	\$191,017,534	\$49,664,559
2057	\$194,837,885	\$50,657,850
2058	\$198,734,643	\$51,671,007
2059	\$202,709,336	\$52,704,427
2060	\$206,763,522	\$53,758,516
2061	\$210,898,793	\$54,833,686
2062	\$215,116,769	\$55,930,360
2063	\$219,419,104	\$57,048,967
2064	\$223,807,486	\$58,189,946

Table 38 continued on the next page

Table 38 - Continued		
Taxable Spending by Direct, Indirect, & Induced Workers		
Year	Worker Salaries	Workers' Taxable Spending
2065	\$228,283,636	\$59,353,745
2066	\$232,849,308	\$60,540,820
2067	\$237,506,295	\$61,751,637
2068	\$242,256,421	\$62,986,669
2069	\$247,101,549	\$64,246,403
2070	\$252,043,580	\$65,531,331
2071	\$257,084,452	\$66,841,957
Total	\$6.56 B	\$1.70 B

The Facility's Taxable Sales

The facility does not expect to have any sales subject to Texas sales tax.

Taxable Spending by the Facility and Indirect and Induced Companies

The facility's estimated taxable spending is shown below along with 1% of operating expenditures of indirect and induced companies which may be spent on taxable goods and services. If this is the case, the following taxable spending can be expected from the companies:

Table 39			
Taxable Spending by the Facility and Indirect Companies			
Year	The Facility's Estimated Taxable Spending	Estimated Taxable Spending by Indirect & Induced Companies	Total Facility and Companies' Taxable Spending
2035	\$0	\$0	\$0
2036	\$0	\$0	\$0
2037	\$2,192,281	\$2,005,718	\$4,197,998
2038	\$2,236,126	\$2,045,832	\$4,281,958
2039	\$2,280,849	\$2,086,749	\$4,367,598
2040	\$2,326,466	\$2,128,484	\$4,454,949
2041	\$2,372,995	\$2,171,053	\$4,544,048
2042	\$2,420,455	\$2,214,474	\$4,634,929
2043	\$2,468,864	\$2,258,764	\$4,727,628
2044	\$2,518,241	\$2,303,939	\$4,822,181
2045	\$2,568,606	\$2,350,018	\$4,918,624
2046	\$2,619,978	\$2,397,018	\$5,016,997
2047	\$2,672,378	\$2,444,959	\$5,117,337
2048	\$2,725,826	\$2,493,858	\$5,219,683
2049	\$2,780,342	\$2,543,735	\$5,324,077
2050	\$2,835,949	\$2,594,610	\$5,430,559
2051	\$2,892,668	\$2,646,502	\$5,539,170
2052	\$2,950,521	\$2,699,432	\$5,649,953
2053	\$3,009,532	\$2,753,421	\$5,762,952
2054	\$3,069,722	\$2,808,489	\$5,878,211
2055	\$3,131,117	\$2,864,659	\$5,995,775
2056	\$3,193,739	\$2,921,952	\$6,115,691
2057	\$3,257,614	\$2,980,391	\$6,238,005
2058	\$3,322,766	\$3,039,999	\$6,362,765
2059	\$3,389,221	\$3,100,799	\$6,490,020
2060	\$3,457,006	\$3,162,815	\$6,619,821
2061	\$3,526,146	\$3,226,071	\$6,752,217
2062	\$3,596,669	\$3,290,592	\$6,887,261

Table 39 continued on the next page

Table 39 - Continued			
Taxable Spending by the Facility and Indirect Companies			
Year	The Facility's Estimated Taxable Spending	Estimated Taxable Spending by Indirect & Induced Companies	Total Facility and Companies' Taxable Spending
2063	\$3,668,602	\$3,356,404	\$7,025,007
2064	\$3,741,974	\$3,423,532	\$7,165,507
2065	\$3,816,814	\$3,492,003	\$7,308,817
2066	\$3,893,150	\$3,561,843	\$7,454,993
2067	\$3,971,013	\$3,633,080	\$7,604,093
2068	\$4,050,433	\$3,705,742	\$7,756,175
2069	\$4,131,442	\$3,779,856	\$7,911,298
2070	\$4,214,071	\$3,855,453	\$8,069,524
2071	\$4,298,352	\$3,932,563	\$8,230,915
Total	<u>\$109.60 M</u>	<u>\$100.27 M</u>	<u>\$209.88 M</u>

Taxable Spending by Out-of-Town Visitors to the Facility

The firm did not provide information on the number of out-of-town visitors to its facility. As a result, this analysis does not include any visitor spending. However, it is reasonable to assume the facility will attract some visitors, so the exclusion of this spending likely results in a conservative estimate of the project's total impact.

Table 40	
Spending by a Typical Out-of-State Visitor	
Estimated number of out of town visitors	0
Annual increase in number of out of town visitors from year 1 to 10 (0% after)	0.0%
Estimated average number of days spent visiting the facility	0
Average daily spending in the community subject to sales tax	\$0
Estimated number of nights in a local motel	0
Average nightly room rate at a local motel	\$0
Average annual increase in nightly room rate	2.0%
Average annual increase in daily taxable spending in the community	2.0%

Therefore, taxable spending by these visitors in the community and spending on lodging subject to hotel occupancy taxes are shown below.

Table 41 Spending by Out-of-Town Visitors		
Year	Taxable Spending in the Community	Spending on Lodging in the Community
2035	\$0	\$0
2036	\$0	\$0
2037	\$0	\$0
2038	\$0	\$0
2039	\$0	\$0
2040	\$0	\$0
2041	\$0	\$0
2042	\$0	\$0
2043	\$0	\$0
2044	\$0	\$0
2045	\$0	\$0
2046	\$0	\$0
2047	\$0	\$0
2048	\$0	\$0
2049	\$0	\$0
2050	\$0	\$0
2051	\$0	\$0
2052	\$0	\$0
2053	\$0	\$0
2054	\$0	\$0
2055	\$0	\$0
2056	\$0	\$0
2057	\$0	\$0
2058	\$0	\$0
2059	\$0	\$0
2060	\$0	\$0
2061	\$0	\$0
2062	\$0	\$0
2063	\$0	\$0
2064	\$0	\$0
2065	\$0	\$0
2066	\$0	\$0
2067	\$0	\$0
2068	\$0	\$0

Table 41 continued on the next page

Table 41 - Continued Spending by Out-of-Town Visitors		
Year	Taxable Spending in the Community	Spending on Lodging in the Community
2069	\$0	\$0
2070	\$0	\$0
2071	\$0	\$0
<u>Total</u>	<u>\$0</u>	<u>\$0</u>

Total Taxable Sales

Taxable spending by workers and spending by the facility and related indirect and induced companies will result in the following total taxable sales:

Table 42 Estimated Total Taxable Sales						
Year	Workers' Taxable Spending	The Facility's Taxable Sales	The Company's Taxable Spending	Indirect & Induced Companies' Taxable Spending	Taxable Spending by Visitors in The Community	Total Taxable Sales
2035	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$34,091,281	\$0	\$2,192,281	\$2,005,718	\$0	\$38,289,279
2038	\$34,773,107	\$0	\$2,236,126	\$2,045,832	\$0	\$39,055,065
2039	\$35,468,569	\$0	\$2,280,849	\$2,086,749	\$0	\$39,836,166
2040	\$36,177,940	\$0	\$2,326,466	\$2,128,484	\$0	\$40,632,890
2041	\$36,901,499	\$0	\$2,372,995	\$2,171,053	\$0	\$41,445,547
2042	\$37,639,529	\$0	\$2,420,455	\$2,214,474	\$0	\$42,274,458
2043	\$38,392,319	\$0	\$2,468,864	\$2,258,764	\$0	\$43,119,947
2044	\$39,160,166	\$0	\$2,518,241	\$2,303,939	\$0	\$43,982,346
2045	\$39,943,369	\$0	\$2,568,606	\$2,350,018	\$0	\$44,861,993
2046	\$40,742,236	\$0	\$2,619,978	\$2,397,018	\$0	\$45,759,233
2047	\$41,557,081	\$0	\$2,672,378	\$2,444,959	\$0	\$46,674,418
2048	\$42,388,223	\$0	\$2,725,826	\$2,493,858	\$0	\$47,607,906
2049	\$43,235,987	\$0	\$2,780,342	\$2,543,735	\$0	\$48,560,064
2050	\$44,100,707	\$0	\$2,835,949	\$2,594,610	\$0	\$49,531,266
2051	\$44,982,721	\$0	\$2,892,668	\$2,646,502	\$0	\$50,521,891
2052	\$45,882,376	\$0	\$2,950,521	\$2,699,432	\$0	\$51,532,329
2053	\$46,800,023	\$0	\$3,009,532	\$2,753,421	\$0	\$52,562,975

Table 42 continued on the next page

Table 42 - Continued
Estimated Total Taxable Sales

Year	Workers' Taxable Spending	The Facility's Taxable Sales	The Company's Taxable Spending	Indirect & Induced Companies' Taxable Spending	Taxable Spending by Visitors in The Community	Total Taxable Sales
2054	\$47,736,024	\$0	\$3,069,722	\$2,808,489	\$0	\$53,614,235
2055	\$48,690,744	\$0	\$3,131,117	\$2,864,659	\$0	\$54,686,520
2056	\$49,664,559	\$0	\$3,193,739	\$2,921,952	\$0	\$55,780,250
2057	\$50,657,850	\$0	\$3,257,614	\$2,980,391	\$0	\$56,895,855
2058	\$51,671,007	\$0	\$3,322,766	\$3,039,999	\$0	\$58,033,772
2059	\$52,704,427	\$0	\$3,389,221	\$3,100,799	\$0	\$59,194,447
2060	\$53,758,516	\$0	\$3,457,006	\$3,162,815	\$0	\$60,378,336
2061	\$54,833,686	\$0	\$3,526,146	\$3,226,071	\$0	\$61,585,903
2062	\$55,930,360	\$0	\$3,596,669	\$3,290,592	\$0	\$62,817,621
2063	\$57,048,967	\$0	\$3,668,602	\$3,356,404	\$0	\$64,073,974
2064	\$58,189,946	\$0	\$3,741,974	\$3,423,532	\$0	\$65,355,453
2065	\$59,353,745	\$0	\$3,816,814	\$3,492,003	\$0	\$66,662,562
2066	\$60,540,820	\$0	\$3,893,150	\$3,561,843	\$0	\$67,995,813
2067	\$61,751,637	\$0	\$3,971,013	\$3,633,080	\$0	\$69,355,730
2068	\$62,986,669	\$0	\$4,050,433	\$3,705,742	\$0	\$70,742,844
2069	\$64,246,403	\$0	\$4,131,442	\$3,779,856	\$0	\$72,157,701
2070	\$65,531,331	\$0	\$4,214,071	\$3,855,453	\$0	\$73,600,855
2071	\$66,841,957	\$0	\$4,298,352	\$3,932,563	\$0	\$75,072,872
Total	<u>\$1,704,375,781</u>	<u>\$0</u>	<u>\$109,601,931</u>	<u>\$100,274,806</u>	<u>\$0</u>	<u>\$1,914,252,518</u>

Sales Tax Collections

With a 6.25% sales tax, the state will collect the following sales tax on the spending of workers, companies and visitors:

Table 43 Estimated Sales Tax Collections During Operations						
Year	On Workers' Spending	On The Facility's Taxable Sales	On the Company's Taxable Spending	On Indirect Companies' Taxable Spending	On Taxable Spending of Visitors in the Community	Total Sales Tax Collections
2035	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$2,130,705	\$0	\$137,018	\$125,357	\$0	\$2,393,080
2038	\$2,173,319	\$0	\$139,758	\$127,865	\$0	\$2,440,942
2039	\$2,216,786	\$0	\$142,553	\$130,422	\$0	\$2,489,760
2040	\$2,261,121	\$0	\$145,404	\$133,030	\$0	\$2,539,556
2041	\$2,306,344	\$0	\$148,312	\$135,691	\$0	\$2,590,347
2042	\$2,352,471	\$0	\$151,278	\$138,405	\$0	\$2,642,154
2043	\$2,399,520	\$0	\$154,304	\$141,173	\$0	\$2,694,997
2044	\$2,447,510	\$0	\$157,390	\$143,996	\$0	\$2,748,897
2045	\$2,496,461	\$0	\$160,538	\$146,876	\$0	\$2,803,875
2046	\$2,546,390	\$0	\$163,749	\$149,814	\$0	\$2,859,952
2047	\$2,597,318	\$0	\$167,024	\$152,810	\$0	\$2,917,151
2048	\$2,649,264	\$0	\$170,364	\$155,866	\$0	\$2,975,494
2049	\$2,702,249	\$0	\$173,771	\$158,983	\$0	\$3,035,004
2050	\$2,756,294	\$0	\$177,247	\$162,163	\$0	\$3,095,704
2051	\$2,811,420	\$0	\$180,792	\$165,406	\$0	\$3,157,618
2052	\$2,867,648	\$0	\$184,408	\$168,714	\$0	\$3,220,771
2053	\$2,925,001	\$0	\$188,096	\$172,089	\$0	\$3,285,186
2054	\$2,983,501	\$0	\$191,858	\$175,531	\$0	\$3,350,890
2055	\$3,043,172	\$0	\$195,695	\$179,041	\$0	\$3,417,907
2056	\$3,104,035	\$0	\$199,609	\$182,622	\$0	\$3,486,266
2057	\$3,166,116	\$0	\$203,601	\$186,274	\$0	\$3,555,991
2058	\$3,229,438	\$0	\$207,673	\$190,000	\$0	\$3,627,111
2059	\$3,294,027	\$0	\$211,826	\$193,800	\$0	\$3,699,653
2060	\$3,359,907	\$0	\$216,063	\$197,676	\$0	\$3,773,646
2061	\$3,427,105	\$0	\$220,384	\$201,629	\$0	\$3,849,119
2062	\$3,495,647	\$0	\$224,792	\$205,662	\$0	\$3,926,101
2063	\$3,565,560	\$0	\$229,288	\$209,775	\$0	\$4,004,623
2064	\$3,636,872	\$0	\$233,873	\$213,971	\$0	\$4,084,716
2065	\$3,709,609	\$0	\$238,551	\$218,250	\$0	\$4,166,410
2066	\$3,783,801	\$0	\$243,322	\$222,615	\$0	\$4,249,738
2067	\$3,859,477	\$0	\$248,188	\$227,067	\$0	\$4,334,733
2068	\$3,936,667	\$0	\$253,152	\$231,609	\$0	\$4,421,428

Table 43 continued on the next page

Table 43 - Continued
Estimated Sales Tax Collections During Operations

Year	On Workers' Spending	On The Facility's Taxable Sales	On the Company's Spending	On Indirect Companies' Taxable Spending	On Taxable Spending of Visitors in the Community	Total Sales Tax Collections
2069	\$4,015,400	\$0	\$258,215	\$236,241	\$0	\$4,509,856
2070	\$4,095,708	\$0	\$263,379	\$240,966	\$0	\$4,600,053
2071	\$4,177,622	\$0	\$268,647	\$245,785	\$0	\$4,692,055
<u>Total</u>	<u>\$106,523,486</u>	<u>\$0</u>	<u>\$6,850,121</u>	<u>\$6,267,175</u>	<u>\$0</u>	<u>\$119,640,782</u>

Hotel Occupancy Tax Collections

From the overnight lodging spending of visitors to the facility, the state will collect the following hotel occupancy taxes:

Table 44
Estimated Hotel Occupancy Tax Collections from Visitors

Year	Total Hotel Spending on Lodging	Occupancy Tax Collections
2035	\$0	\$0
2036	\$0	\$0
2037	\$0	\$0
2038	\$0	\$0
2039	\$0	\$0
2040	\$0	\$0
2041	\$0	\$0
2042	\$0	\$0
2043	\$0	\$0
2044	\$0	\$0
2045	\$0	\$0
2046	\$0	\$0
2047	\$0	\$0
2048	\$0	\$0
2049	\$0	\$0
2050	\$0	\$0
2051	\$0	\$0

Table 44 continued on the next page

Table 44 - Continued
Estimated Hotel Occupancy Tax Collections
from Visitors

Year	Spending on Lodging	Total Hotel Occupancy Tax Collections
2052	\$0	\$0
2053	\$0	\$0
2054	\$0	\$0
2055	\$0	\$0
2056	\$0	\$0
2057	\$0	\$0
2058	\$0	\$0
2059	\$0	\$0
2060	\$0	\$0
2061	\$0	\$0
2062	\$0	\$0
2063	\$0	\$0
2064	\$0	\$0
2065	\$0	\$0
2066	\$0	\$0
2067	\$0	\$0
2068	\$0	\$0
2069	\$0	\$0
2070	\$0	\$0
2071	\$0	\$0
<u>Total</u>	<u>\$0</u>	<u>\$0</u>

Franchise Tax Collections from the Company and Indirect and Induced Businesses

Texas franchise tax is a tax on “taxable margin,” which is a concept similar to taxable income. Generally, an entity’s taxable margin is its revenue less either its cost of goods sold or its compensation expense, but not both. If 70% of the entity’s revenue is less than either of these calculations, then 70% of revenue is the taxable margin. Taxable margin must then be apportioned to business done in Texas, measured by the ratio of gross receipts from business done in Texas to gross receipts from business done everywhere. The tax rate is then applied to the apportioned margin. A rate of .375% is used for taxable entities primarily engaged in retail or wholesale trade, and a .75% rate is used for all other entities.

Estimated Taxable Margins of the Company and Indirect and Induced Companies

The facility's estimated taxable margins subject to Texas franchise tax may be 10% of its economic output and the estimated taxable margins of indirect companies may be 10% of output.

If this is the case, the estimated taxable margins of the company and indirect and induced companies that will be subject to corporate franchise taxes in the state of Texas are shown below.

Table 45			
Revenues of the Company Subject to Franchise Taxes & Taxable Margins of Indirect and Induced Companies During Operations			
Year	Direct Taxable Margins	Indirect & Induced Taxable Margins	Total Revenues Subject to Franchise Taxes
2035	\$0	\$0	\$0
2036	\$0	\$0	\$0
2037	\$21,922,807	\$20,057,177	\$41,979,984
2038	\$22,361,264	\$20,458,320	\$42,819,584
2039	\$22,808,489	\$20,867,486	\$43,675,975
2040	\$23,264,659	\$21,284,836	\$44,549,495
2041	\$23,729,952	\$21,710,533	\$45,440,485
2042	\$24,204,551	\$22,144,744	\$46,349,294
2043	\$24,688,642	\$22,587,638	\$47,276,280
2044	\$25,182,415	\$23,039,391	\$48,221,806
2045	\$25,686,063	\$23,500,179	\$49,186,242
2046	\$26,199,784	\$23,970,183	\$50,169,967
2047	\$26,723,780	\$24,449,586	\$51,173,366
2048	\$27,258,256	\$24,938,578	\$52,196,834
2049	\$27,803,421	\$25,437,350	\$53,240,770
2050	\$28,359,489	\$25,946,097	\$54,305,586

Table 45 continued on the next page

Table 45 - Continued
Revenues of the Company Subject to Franchise Taxes &
Taxable Margins of Indirect and Induced Companies
During Operations

Year	Direct Taxable Margins	Indirect & Induced Taxable Margins	Total Revenues Subject to Franchise Taxes
2051	\$28,926,679	\$26,465,018	\$55,391,697
2052	\$29,505,212	\$26,994,319	\$56,499,531
2053	\$30,095,317	\$27,534,205	\$57,629,522
2054	\$30,697,223	\$28,084,889	\$58,782,112
2055	\$31,311,167	\$28,646,587	\$59,957,755
2056	\$31,937,391	\$29,219,519	\$61,156,910
2057	\$32,576,139	\$29,803,909	\$62,380,048
2058	\$33,227,661	\$30,399,987	\$63,627,649
2059	\$33,892,215	\$31,007,987	\$64,900,202
2060	\$34,570,059	\$31,628,147	\$66,198,206
2061	\$35,261,460	\$32,260,710	\$67,522,170
2062	\$35,966,689	\$32,905,924	\$68,872,613
2063	\$36,686,023	\$33,564,043	\$70,250,066
2064	\$37,419,744	\$34,235,323	\$71,655,067
2065	\$38,168,138	\$34,920,030	\$73,088,168
2066	\$38,931,501	\$35,618,430	\$74,549,932
2067	\$39,710,131	\$36,330,799	\$76,040,930
2068	\$40,504,334	\$37,057,415	\$77,561,749
2069	\$41,314,420	\$37,798,563	\$79,112,984
2070	\$42,140,709	\$38,554,535	\$80,695,243
2071	\$42,983,523	\$39,325,625	\$82,309,148
Total	\$1,096.02 M	\$1,002.75 M	\$2,098.77 M

Estimated Franchise Tax Payments by the Company and Indirect and Induced Companies

The estimated annual franchise tax payments to the State by the facility and indirect and induced businesses are shown below.

Table 46			
Estimated Franchise Tax Collections from the Facility and Indirect and Induced Businesses During Operations			
	The Facility	Indirect & Induced Businesses	Total
2035	\$0	\$0	\$0
2036	\$0	\$0	\$0
2037	\$164,421	\$150,429	\$314,850
2038	\$167,709	\$153,437	\$321,147
2039	\$171,064	\$156,506	\$327,570
2040	\$174,485	\$159,636	\$334,121
2041	\$177,975	\$162,829	\$340,804
2042	\$181,534	\$166,086	\$347,620
2043	\$185,165	\$169,407	\$354,572
2044	\$188,868	\$172,795	\$361,664
2045	\$192,645	\$176,251	\$368,897
2046	\$196,498	\$179,776	\$376,275
2047	\$200,428	\$183,372	\$383,800
2048	\$204,437	\$187,039	\$391,476
2049	\$208,526	\$190,780	\$399,306
2050	\$212,696	\$194,596	\$407,292
2051	\$216,950	\$198,488	\$415,438
2052	\$221,289	\$202,457	\$423,746
2053	\$225,715	\$206,507	\$432,221
2054	\$230,229	\$210,637	\$440,866
2055	\$234,834	\$214,849	\$449,683
2056	\$239,530	\$219,146	\$458,677
2057	\$244,321	\$223,529	\$467,850
2058	\$249,207	\$228,000	\$477,207
2059	\$254,192	\$232,560	\$486,752
2060	\$259,275	\$237,211	\$496,487
2061	\$264,461	\$241,955	\$506,416
2062	\$269,750	\$246,794	\$516,545
2063	\$275,145	\$251,730	\$526,875
2064	\$280,648	\$256,765	\$537,413

Table 46 continued on the next page

Table 46 - Continued			
Estimated Franchise Tax Collections from the Facility and Indirect and Induced Businesses During Operations			
	The Facility	Indirect & Induced Businesses	Total
2065	\$286,261	\$261,900	\$548,161
2066	\$291,986	\$267,138	\$559,124
2067	\$297,826	\$272,481	\$570,307
2068	\$303,783	\$277,931	\$581,713
2069	\$309,858	\$283,489	\$593,347
2070	\$316,055	\$289,159	\$605,214
2071	\$322,376	\$294,942	\$617,319
<u>Total</u>	<u>\$8,220,145</u>	<u>\$7,520,610</u>	<u>\$15,740,755</u>

Other Taxes and Revenues from Workers

During the facility's operations, other taxes -- in addition to sales and franchise taxes -- will be collected for the State's general fund. The estimated annual collections of other taxes from each worker during operations are the following:

Table 47	
Other Revenues for the State from Each Worker During Operations	
Gasoline taxes	\$38
Motor vehicle sales and use taxes	\$438
Cigarette and tobacco taxes	\$97
Alcoholic beverage taxes	\$181
Net lottery proceeds	\$246
<u>Total</u>	<u>\$999</u>

Other taxes and revenues for the State from workers during the facility's operations will be the following:

Table 48
Other Revenues for the State from Workers During Operations

Year	Gasoline Taxes	Motor Vehicle Sales and Use Taxes	Cigarette and Tobacco Taxes	Alcoholic Beverage Taxes	Net Lottery Proceeds	Total Other Taxes and Revenues
2035	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$53,961	\$629,544	\$139,579	\$260,451	\$353,984	\$1,437,519
2038	\$55,580	\$648,431	\$143,766	\$268,265	\$364,603	\$1,480,645
2039	\$57,247	\$667,883	\$148,079	\$276,313	\$375,541	\$1,525,064
2040	\$58,965	\$687,920	\$152,522	\$284,602	\$386,808	\$1,570,816
2041	\$60,734	\$708,558	\$157,097	\$293,140	\$398,412	\$1,617,941
2042	\$62,556	\$729,814	\$161,810	\$301,935	\$410,364	\$1,666,479
2043	\$64,432	\$751,709	\$166,665	\$310,993	\$422,675	\$1,716,473
2044	\$66,365	\$774,260	\$171,665	\$320,322	\$435,355	\$1,767,967
2045	\$68,356	\$797,488	\$176,814	\$329,932	\$448,416	\$1,821,006
2046	\$70,407	\$821,412	\$182,119	\$339,830	\$461,868	\$1,875,637
2047	\$72,519	\$846,055	\$187,582	\$350,025	\$475,725	\$1,931,906
2048	\$74,695	\$871,436	\$193,210	\$360,526	\$489,996	\$1,989,863
2049	\$76,935	\$897,580	\$199,006	\$371,341	\$504,696	\$2,049,559
2050	\$79,243	\$924,507	\$204,976	\$382,482	\$519,837	\$2,111,046
2051	\$81,621	\$952,242	\$211,126	\$393,956	\$535,432	\$2,174,377
2052	\$84,069	\$980,809	\$217,459	\$405,775	\$551,495	\$2,239,608
2053	\$86,591	\$1,010,234	\$223,983	\$417,948	\$568,040	\$2,306,797
2054	\$89,189	\$1,040,541	\$230,703	\$430,487	\$585,081	\$2,376,000
2055	\$91,865	\$1,071,757	\$237,624	\$443,401	\$602,634	\$2,447,280
2056	\$94,621	\$1,103,910	\$244,753	\$456,703	\$620,713	\$2,520,699
2057	\$97,459	\$1,137,027	\$252,095	\$470,404	\$639,334	\$2,596,320
2058	\$100,383	\$1,171,138	\$259,658	\$484,516	\$658,514	\$2,674,209
2059	\$103,395	\$1,206,272	\$267,448	\$499,052	\$678,269	\$2,754,436
2060	\$106,497	\$1,242,460	\$275,471	\$514,023	\$698,618	\$2,837,069
2061	\$109,691	\$1,279,734	\$283,735	\$529,444	\$719,576	\$2,922,181
2062	\$112,982	\$1,318,126	\$292,247	\$545,327	\$741,163	\$3,009,846
2063	\$116,372	\$1,357,670	\$301,015	\$561,687	\$763,398	\$3,100,142
2064	\$119,863	\$1,398,400	\$310,045	\$578,538	\$786,300	\$3,193,146
2065	\$123,459	\$1,440,352	\$319,347	\$595,894	\$809,889	\$3,288,940
2066	\$127,162	\$1,483,562	\$328,927	\$613,771	\$834,186	\$3,387,608
2067	\$130,977	\$1,528,069	\$338,795	\$632,184	\$859,211	\$3,489,237
2068	\$134,907	\$1,573,911	\$348,959	\$651,150	\$884,988	\$3,593,914
2069	\$138,954	\$1,621,129	\$359,427	\$670,684	\$911,537	\$3,701,731
2070	\$143,122	\$1,669,762	\$370,210	\$690,805	\$938,884	\$3,812,783
2071	\$147,416	\$1,719,855	\$381,316	\$711,529	\$967,050	\$3,927,167
Total	\$3,262,591	\$38,063,556	\$8,439,234	\$15,747,437	\$21,402,594	\$86,915,412

The Total Revenues for the State of Texas from the Facility's Operations

The total increase in state revenues from the facility's operations are shown below.

Table 49 General Fund Revenues for the State During Operations					
Year	Sales Tax Collections	Hotel Occupancy Taxes	Franchise Tax Collections	Other Taxes and Revenues	Total State Revenues
2035	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0
2037	\$2,393,080	\$0	\$314,850	\$1,437,519	\$4,145,449
2038	\$2,440,942	\$0	\$321,147	\$1,480,645	\$4,242,733
2039	\$2,489,760	\$0	\$327,570	\$1,525,064	\$4,342,394
2040	\$2,539,556	\$0	\$334,121	\$1,570,816	\$4,444,493
2041	\$2,590,347	\$0	\$340,804	\$1,617,941	\$4,549,091
2042	\$2,642,154	\$0	\$347,620	\$1,666,479	\$4,656,252
2043	\$2,694,997	\$0	\$354,572	\$1,716,473	\$4,766,042
2044	\$2,748,897	\$0	\$361,664	\$1,767,967	\$4,878,528
2045	\$2,803,875	\$0	\$368,897	\$1,821,006	\$4,993,778
2046	\$2,859,952	\$0	\$376,275	\$1,875,637	\$5,111,864
2047	\$2,917,151	\$0	\$383,800	\$1,931,906	\$5,232,857
2048	\$2,975,494	\$0	\$391,476	\$1,989,863	\$5,356,833
2049	\$3,035,004	\$0	\$399,306	\$2,049,559	\$5,483,869
2050	\$3,095,704	\$0	\$407,292	\$2,111,046	\$5,614,042
2051	\$3,157,618	\$0	\$415,438	\$2,174,377	\$5,747,433
2052	\$3,220,771	\$0	\$423,746	\$2,239,608	\$5,884,125
2053	\$3,285,186	\$0	\$432,221	\$2,306,797	\$6,024,204
2054	\$3,350,890	\$0	\$440,866	\$2,376,000	\$6,167,756
2055	\$3,417,907	\$0	\$449,683	\$2,447,280	\$6,314,871
2056	\$3,486,266	\$0	\$458,677	\$2,520,699	\$6,465,641
2057	\$3,555,991	\$0	\$467,850	\$2,596,320	\$6,620,161
2058	\$3,627,111	\$0	\$477,207	\$2,674,209	\$6,778,528
2059	\$3,699,653	\$0	\$486,752	\$2,754,436	\$6,940,840
2060	\$3,773,646	\$0	\$496,487	\$2,837,069	\$7,107,201
2061	\$3,849,119	\$0	\$506,416	\$2,922,181	\$7,277,716
2062	\$3,926,101	\$0	\$516,545	\$3,009,846	\$7,452,492
2063	\$4,004,623	\$0	\$526,875	\$3,100,142	\$7,631,640
2064	\$4,084,716	\$0	\$537,413	\$3,193,146	\$7,815,275
2065	\$4,166,410	\$0	\$548,161	\$3,288,940	\$8,003,512
2066	\$4,249,738	\$0	\$559,124	\$3,387,608	\$8,196,471
2067	\$4,334,733	\$0	\$570,307	\$3,489,237	\$8,394,277

Table 49 continued on the next page

Table 49 - Continued
General Fund Revenues for the State During Operations

Year	Sales Tax Collections	Hotel		Other Taxes and Revenues	Total State Revenues
		Occupancy Taxes	Franchise Tax Collections		
2068	\$4,421,428	\$0	\$581,713	\$3,593,914	\$8,597,055
2069	\$4,509,856	\$0	\$593,347	\$3,701,731	\$8,804,935
2070	\$4,600,053	\$0	\$605,214	\$3,812,783	\$9,018,051
2071	\$4,692,055	\$0	\$617,319	\$3,927,167	\$9,236,540
<u>Total</u>	<u>\$119,640,782</u>	<u>\$0</u>	<u>\$15,740,755</u>	<u>\$86,915,412</u>	<u>\$222,296,949</u>

The Total Revenues for the State of Texas from the Facility's Operations - Direct vs. Indirect

The table below details the total increase in state revenues from the facility's operations by direct and indirect sources.

Table 50 Direct vs. Indirect: General Fund Revenues for the State During Operations			
Year	Direct Taxes	Indirect Taxes	Total State Revenues
2035	\$0	\$0	\$0
2036	\$0	\$0	\$0
2037	\$301,439	\$3,844,011	\$4,145,449
2038	\$307,467	\$3,935,266	\$4,242,733
2039	\$313,617	\$4,028,778	\$4,342,394
2040	\$319,889	\$4,124,604	\$4,444,493
2041	\$326,287	\$4,222,804	\$4,549,091
2042	\$332,813	\$4,323,440	\$4,656,252
2043	\$339,469	\$4,426,573	\$4,766,042
2044	\$346,258	\$4,532,269	\$4,878,528
2045	\$353,183	\$4,640,595	\$4,993,778
2046	\$360,247	\$4,751,616	\$5,111,864
2047	\$367,452	\$4,865,405	\$5,232,857
2048	\$374,801	\$4,982,032	\$5,356,833
2049	\$382,297	\$5,101,572	\$5,483,869
2050	\$389,943	\$5,224,099	\$5,614,042
2051	\$397,742	\$5,349,691	\$5,747,433
2052	\$405,697	\$5,478,429	\$5,884,125
2053	\$413,811	\$5,610,393	\$6,024,204
2054	\$422,087	\$5,745,669	\$6,167,756
2055	\$430,529	\$5,884,343	\$6,314,871
2056	\$439,139	\$6,026,502	\$6,465,641
2057	\$447,922	\$6,172,239	\$6,620,161
2058	\$456,880	\$6,321,647	\$6,778,528
2059	\$466,018	\$6,474,822	\$6,940,840
2060	\$475,338	\$6,631,863	\$7,107,201
2061	\$484,845	\$6,792,871	\$7,277,716
2062	\$494,542	\$6,957,950	\$7,452,492
2063	\$504,433	\$7,127,208	\$7,631,640
2064	\$514,521	\$7,300,753	\$7,815,275
2065	\$524,812	\$7,478,700	\$8,003,512
2066	\$535,308	\$7,661,163	\$8,196,471

Table 50 continued on the next page

Table 50 - Continued
Direct vs. Indirect: General Fund Revenues for the State During Operations

Year	Direct Taxes	Indirect Taxes	Total State Revenues
2067	\$546,014	\$7,848,263	\$8,394,277
2068	\$556,935	\$8,040,120	\$8,597,055
2069	\$568,073	\$8,236,862	\$8,804,935
2070	\$579,435	\$8,438,616	\$9,018,051
2071	\$591,023	\$8,645,516	\$9,236,540
<u>Total</u>	<u>\$15,070,265</u>	<u>\$207,226,684</u>	<u>\$222,296,949</u>

Local Area Benefits Economic Impact & Tax Revenue

Local vs. State Economic Impacts

The previous section of this analysis presented the economic impact in the State of Texas and this section presents the local economic impact, specifically within Grimes County. In general, the state level economic impacts will be larger than the county level economic impacts. The larger statewide impact results from the fact that more economic activity will be captured within the state economy relative to the county economy.

The reason this occurs is known as leakage. Leakage results when the local economy is unable to supply all of the inputs needed by the project and some inputs are purchased from suppliers located outside of the local economy, for example elsewhere in the state.

It is important to note that the local economic impacts of output, employment, and payroll represent a subset of the statewide impact.

Local Economic Impacts During Construction

Construction Economic Output/Increase in Gross Area Product

The facility's construction project will provide direct, indirect and induced economic output/increase in gross area product in Grimes County, as shown below.

The facility's construction costs again serve as the direct construction output and county-level multipliers are used to estimate the total impact inclusive of the indirect and induced effects.

Table 51 Economic Output/Increase in Gross Area Product in Grimes County During Construction			
Year	Direct Construction Output	Indirect & Induced Output	Total Output
2035	\$1,196,190,147	\$405,867,317	\$1,602,057,463
2036	\$1,285,741,658	\$436,252,145	\$1,721,993,802
2037	\$0	\$0	\$0
2038	\$0	\$0	\$0
2039	\$0	\$0	\$0
Total	\$2,481,931,804	\$842,119,461	\$3,324,051,266

An explanation of the multipliers used to calculate indirect and induced impacts is included later in this report.

Construction Employment

During construction, the following number of direct, indirect and induced jobs will be supported in Grimes County each year:

Table 52 Direct, Indirect and Induced Employment in Grimes County During Construction			
Year	Direct Construction Employment	Indirect & Induced Employment	Total Employment
2035	6,655	1,909	8,563
2036	7,153	2,051	9,204
2037	0	0	0
2038	0	0	0
2039	0	0	0
<u>Annual Avg.</u>	<u>6,904</u>	<u>1,980</u>	<u>8,884</u>

Construction Payroll

The direct, indirect and induced payrolls during construction will be the following:

Table 53 Direct, Indirect and Induced Payroll in Grimes County During Construction			
Year	Direct Construction Payroll	Indirect & Induced Payroll	Total Payroll
2035	\$478,476,059	\$98,566,068	\$577,042,127
2036	\$514,296,663	\$105,945,113	\$620,241,776
2037	\$0	\$0	\$0
2038	\$0	\$0	\$0
2039	\$0	\$0	\$0
<u>Total</u>	<u>\$992,772,722</u>	<u>\$204,511,181</u>	<u>\$1,197,283,902</u>

The direct construction employment and direct construction payroll derived in the state impact section serve as the direct impacts. The local impact shown here relies on Grimes County multipliers to estimate the total impact inclusive of the indirect and induced effects.

Local Fiscal Impacts During Construction

Taxable Sales

A significant amount of taxable sales or spending during construction can be expected to take place within Grimes County and nearby cities. If 10% of the statewide taxable sales during construction occur locally, the facility's construction project will result in the following taxable sales:

Table 54 Local Estimated Taxable Sales During Construction				
Year	Estimated Taxable Machinery and Equipment	Estimated Taxable Construction Materials	Estimated Taxable Worker Spending	Total Taxable Sales
2035	\$2,832,614	\$53,828,557	\$24,941,713	\$81,602,883
2036	\$3,044,675	\$57,858,375	\$26,808,948	\$87,711,997
2037	\$0	\$0	\$0	\$0
2038	\$0	\$0	\$0	\$0
2039	\$0	\$0	\$0	\$0
Total	\$5,877,288	\$111,686,931	\$51,750,661	\$169,314,880

Sales Tax Collections

With a combined 2.00% local sales tax, Grimes County and nearby cities will collect the following sales tax on machinery and equipment, construction materials and construction worker spending:

Table 55 Estimated Sales Tax Collections During Construction						
Year	On Taxable Machinery & Equipment	On Construction Materials	On Taxable Worker Spending	Total Sales Tax Collections	Direct Sales Tax Collections	Total Sales Tax Collections
2035	\$56,652	\$1,076,571	\$498,834	\$1,632,058	\$1,133,223	\$498,834
2036	\$60,893	\$1,157,167	\$536,179	\$1,754,240	\$1,218,061	\$536,179
2037	\$0	\$0	\$0	\$0	\$0	\$0
2038	\$0	\$0	\$0	\$0	\$0	\$0
2039	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$117,546	\$2,233,739	\$1,035,013	\$3,386,298	\$2,351,284	\$1,035,013

Summary of Local Taxes During Construction

During the facility's construction project, Grimes County and nearby cities will receive the following tax revenues:

Table 56			
Tax Revenues for the City During Construction			
Year	City Sales Tax Collections	County Sales Tax Collections	Total Revenues
2035	\$1,224,043	\$408,014	\$1,632,058
2036	\$1,315,680	\$438,560	\$1,754,240
2037	\$0	\$0	\$0
2038	\$0	\$0	\$0
2039	\$0	\$0	\$0
<u>Total</u>	<u>\$2,539,723</u>	<u>\$846,574</u>	<u>\$3,386,298</u>

Local Economic Impacts During the Facility's Operations

Economic Output During Operations

The facility's estimated annual revenues during the first 37 years again serve as the direct economic output during operations.

The facility's annual operating revenues will result in the following direct, indirect and induced output in Grimes County when applying the local economic impact multiplier.

Table 57 Direct, Indirect & Induced Output in Grimes County During Operations			
Year	Direct Operations Output	Indirect & Induced Output	Total Output
2035	\$0	\$0	\$0
2036	\$0	\$0	\$0
2037	\$219,228,074	\$36,304,169	\$255,532,243
2038	\$223,612,636	\$37,030,252	\$260,642,888
2039	\$228,084,888	\$37,770,858	\$265,855,746
2040	\$232,646,586	\$38,526,275	\$271,172,861
2041	\$237,299,518	\$39,296,800	\$276,596,318
2042	\$242,045,508	\$40,082,736	\$282,128,245
2043	\$246,886,419	\$40,884,391	\$287,770,809
2044	\$251,824,147	\$41,702,079	\$293,526,226
2045	\$256,860,630	\$42,536,120	\$299,396,750
2046	\$261,997,842	\$43,386,843	\$305,384,685
2047	\$267,237,799	\$44,254,580	\$311,492,379
2048	\$272,582,555	\$45,139,671	\$317,722,226
2049	\$278,034,206	\$46,042,465	\$324,076,671
2050	\$283,594,890	\$46,963,314	\$330,558,204
2051	\$289,266,788	\$47,902,580	\$337,169,368
2052	\$295,052,124	\$48,860,632	\$343,912,756
2053	\$300,953,167	\$49,837,844	\$350,791,011
2054	\$306,972,230	\$50,834,601	\$357,806,831
2055	\$313,111,674	\$51,851,293	\$364,962,968
2056	\$319,373,908	\$52,888,319	\$372,262,227
2057	\$325,761,386	\$53,946,086	\$379,707,472
2058	\$332,276,614	\$55,025,007	\$387,301,621
2059	\$338,922,146	\$56,125,507	\$395,047,654
2060	\$345,700,589	\$57,248,018	\$402,948,607

Table 57 continued on the next page

Table 57 - Continued
Direct, Indirect & Induced Output
in Grimes County During Operations

Year	Direct Operations Output	Indirect & Induced Output	Total Output
2061	\$352,614,601	\$58,392,978	\$411,007,579
2062	\$359,666,893	\$59,560,837	\$419,227,730
2063	\$366,860,231	\$60,752,054	\$427,612,285
2064	\$374,197,435	\$61,967,095	\$436,164,531
2065	\$381,681,384	\$63,206,437	\$444,887,821
2066	\$389,315,012	\$64,470,566	\$453,785,578
2067	\$397,101,312	\$65,759,977	\$462,861,289
2068	\$405,043,338	\$67,075,177	\$472,118,515
2069	\$413,144,205	\$68,416,680	\$481,560,885
2070	\$421,407,089	\$69,785,014	\$491,192,103
2071	\$429,835,231	\$71,180,714	\$501,015,945
Total	<u>\$10.96 B</u>	<u>\$1.82 B</u>	<u>\$12.78 B</u>

Employment during Operations

Based on the expected number of new jobs created and the local employment multiplier for the project, the following number of direct, indirect and induced jobs will be supported during the facility's operations:

Table 58 Direct, Indirect & Induced Employment in Grimes County During Operations			
Year	Direct Operations Employment	Indirect & Induced Employment	Total Employment
2035	0	0	0
2036	0	0	0
2037	383	177	560
2038	383	177	560
2039	383	177	560
2040	383	177	560
2041	383	177	560
2042	383	177	560
2043	383	177	560
2044	383	177	560
2045	383	177	560
2046	383	177	560
2047	383	177	560
2048	383	177	560
2049	383	177	560
2050	383	177	560
2051	383	177	560
2052	383	177	560
2053	383	177	560
2054	383	177	560
2055	383	177	560
2056	383	177	560
2057	383	177	560
2058	383	177	560
2059	383	177	560
2060	383	177	560
2061	383	177	560
2062	383	177	560
2063	383	177	560
2064	383	177	560
2065	383	177	560

Table 58 continued on the next page

Table 58 - Continued			
Direct, Indirect & Induced Employment in Grimes County During Operations			
Year	Direct Operations Employment	Indirect & Induced Employment	Total Employment
2066	383	177	560
2067	383	177	560
2068	383	177	560
2069	383	177	560
2070	383	177	560
2071	383	177	560

The direct, indirect and induced payrolls in Grimes County during the facility's operations will be the following:

Table 59			
Direct, Indirect and Induced Payroll in Grimes County During Operations			
Year	Direct Operations Payroll	Indirect & Induced Payroll	Total Payroll
2035	\$0	\$0	\$0
2036	\$0	\$0	\$0
2037	\$71,431,854	\$12,157,702	\$83,589,556
2038	\$72,860,491	\$12,400,856	\$85,261,347
2039	\$74,317,701	\$12,648,873	\$86,966,574
2040	\$75,804,055	\$12,901,850	\$88,705,905
2041	\$77,320,136	\$13,159,887	\$90,480,023
2042	\$78,866,539	\$13,423,085	\$92,289,624
2043	\$80,443,870	\$13,691,547	\$94,135,416
2044	\$82,052,747	\$13,965,378	\$96,018,124
2045	\$83,693,802	\$14,244,685	\$97,938,487
2046	\$85,367,678	\$14,529,579	\$99,897,257
2047	\$87,075,031	\$14,820,170	\$101,895,202
2048	\$88,816,532	\$15,116,574	\$103,933,106
2049	\$90,592,863	\$15,418,905	\$106,011,768
2050	\$92,404,720	\$15,727,283	\$108,132,003
2051	\$94,252,814	\$16,041,829	\$110,294,643

Table 59 continued on the next page

Table 59 - Continued
Direct, Indirect and Induced Payroll
in Grimes County During Operations

Year	Direct Operations Payroll	Indirect & Induced Payroll	Total Payroll
2052	\$96,137,871	\$16,362,666	\$112,500,536
2053	\$98,060,628	\$16,689,919	\$114,750,547
2054	\$100,021,841	\$17,023,717	\$117,045,558
2055	\$102,022,277	\$17,364,192	\$119,386,469
2056	\$104,062,723	\$17,711,475	\$121,774,198
2057	\$106,143,977	\$18,065,705	\$124,209,682
2058	\$108,266,857	\$18,427,019	\$126,693,876
2059	\$110,432,194	\$18,795,559	\$129,227,754
2060	\$112,640,838	\$19,171,471	\$131,812,309
2061	\$114,893,655	\$19,554,900	\$134,448,555
2062	\$117,191,528	\$19,945,998	\$137,137,526
2063	\$119,535,358	\$20,344,918	\$139,880,276
2064	\$121,926,066	\$20,751,816	\$142,677,882
2065	\$124,364,587	\$21,166,853	\$145,531,440
2066	\$126,851,879	\$21,590,190	\$148,442,068
2067	\$129,388,916	\$22,021,994	\$151,410,910
2068	\$131,976,695	\$22,462,433	\$154,439,128
2069	\$134,616,228	\$22,911,682	\$157,527,911
2070	\$137,308,553	\$23,369,916	\$160,678,469
2071	\$140,054,724	\$23,837,314	\$163,892,038
Total	\$3.57 B	\$0.61 B	\$4.18 B

Local Fiscal Impacts During the Facility's Operations

Local Taxable Sales

A significant amount of taxable sales or spending can be expected to take place within Grimes County and nearby cities. If 10% of the statewide taxable spending by workers, the company, indirect businesses, and visitors during operations occurs locally, the project will result in the following taxable sales:

Table 60 Local Estimated Total Taxable Sales During Operations						
Year	Workers' Taxable Spending	The Facility's Taxable Sales	The Company's Taxable Spending	Indirect & Induced Companies' Taxable Spending	Taxable Spending by Visitors in The Community	Total Taxable Sales
2035	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$3,409,128	\$0	\$219,228	\$200,572	\$0	\$3,828,928
2038	\$3,477,311	\$0	\$223,613	\$204,583	\$0	\$3,905,506
2039	\$3,546,857	\$0	\$228,085	\$208,675	\$0	\$3,983,617
2040	\$3,617,794	\$0	\$232,647	\$212,848	\$0	\$4,063,289
2041	\$3,690,150	\$0	\$237,300	\$217,105	\$0	\$4,144,555
2042	\$3,763,953	\$0	\$242,046	\$221,447	\$0	\$4,227,446
2043	\$3,839,232	\$0	\$246,886	\$225,876	\$0	\$4,311,995
2044	\$3,916,017	\$0	\$251,824	\$230,394	\$0	\$4,398,235
2045	\$3,994,337	\$0	\$256,861	\$235,002	\$0	\$4,486,199
2046	\$4,074,224	\$0	\$261,998	\$239,702	\$0	\$4,575,923
2047	\$4,155,708	\$0	\$267,238	\$244,496	\$0	\$4,667,442
2048	\$4,238,822	\$0	\$272,583	\$249,386	\$0	\$4,760,791
2049	\$4,323,599	\$0	\$278,034	\$254,373	\$0	\$4,856,006
2050	\$4,410,071	\$0	\$283,595	\$259,461	\$0	\$4,953,127
2051	\$4,498,272	\$0	\$289,267	\$264,650	\$0	\$5,052,189
2052	\$4,588,238	\$0	\$295,052	\$269,943	\$0	\$5,153,233
2053	\$4,680,002	\$0	\$300,953	\$275,342	\$0	\$5,256,298
2054	\$4,773,602	\$0	\$306,972	\$280,849	\$0	\$5,361,423
2055	\$4,869,074	\$0	\$313,112	\$286,466	\$0	\$5,468,652
2056	\$4,966,456	\$0	\$319,374	\$292,195	\$0	\$5,578,025
2057	\$5,065,785	\$0	\$325,761	\$298,039	\$0	\$5,689,585
2058	\$5,167,101	\$0	\$332,277	\$304,000	\$0	\$5,803,377
2059	\$5,270,443	\$0	\$338,922	\$310,080	\$0	\$5,919,445
2060	\$5,375,852	\$0	\$345,701	\$316,281	\$0	\$6,037,834
2061	\$5,483,369	\$0	\$352,615	\$322,607	\$0	\$6,158,590
2062	\$5,593,036	\$0	\$359,667	\$329,059	\$0	\$6,281,762
2063	\$5,704,897	\$0	\$366,860	\$335,640	\$0	\$6,407,397
2064	\$5,818,995	\$0	\$374,197	\$342,353	\$0	\$6,535,545
2065	\$5,935,375	\$0	\$381,681	\$349,200	\$0	\$6,666,256

Table 60 continued on the next page

Table 60 - Continued
Local Estimated Total Taxable Sales or Spending

Year	Workers' Taxable Spending	The Facility's Taxable Sales	The Company's Taxable Spending	Indirect & Induced Taxable Spending	Taxable Spending by Visitors in The Community	Total Taxable Sales
2066	\$6,054,082	\$0	\$389,315	\$356,184	\$0	\$6,799,581
2067	\$6,175,164	\$0	\$397,101	\$363,308	\$0	\$6,935,573
2068	\$6,298,667	\$0	\$405,043	\$370,574	\$0	\$7,074,284
2069	\$6,424,640	\$0	\$413,144	\$377,986	\$0	\$7,215,770
2070	\$6,553,133	\$0	\$421,407	\$385,545	\$0	\$7,360,086
2071	\$6,684,196	\$0	\$429,835	\$393,256	\$0	\$7,507,287
<u>Total</u>	<u>\$170,437,578</u>	<u>\$0</u>	<u>\$10,960,193</u>	<u>\$10,027,481</u>	<u>\$0</u>	<u>\$191,425,252</u>

Sales Tax Collections

With a combined 2.00% local sales tax rate, Grimes County and nearby cities will collect sales tax on the spending of workers, companies and visitors:

Table 61 Estimated Sales Tax Collections During Operations						
Year	On Workers' Spending	On The Facility's Taxable Sales	On the Company's Taxable Spending	On Indirect Companies' Taxable Spending	On Taxable Spending of Visitors in the Community	Total Sales Tax Collections
2035	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$68,183	\$0	\$4,385	\$4,011	\$0	\$76,579
2038	\$69,546	\$0	\$4,472	\$4,092	\$0	\$78,110
2039	\$70,937	\$0	\$4,562	\$4,173	\$0	\$79,672
2040	\$72,356	\$0	\$4,653	\$4,257	\$0	\$81,266
2041	\$73,803	\$0	\$4,746	\$4,342	\$0	\$82,891
2042	\$75,279	\$0	\$4,841	\$4,429	\$0	\$84,549
2043	\$76,785	\$0	\$4,938	\$4,518	\$0	\$86,240
2044	\$78,320	\$0	\$5,036	\$4,608	\$0	\$87,965
2045	\$79,887	\$0	\$5,137	\$4,700	\$0	\$89,724
2046	\$81,484	\$0	\$5,240	\$4,794	\$0	\$91,518
2047	\$83,114	\$0	\$5,345	\$4,890	\$0	\$93,349
2048	\$84,776	\$0	\$5,452	\$4,988	\$0	\$95,216
2049	\$86,472	\$0	\$5,561	\$5,087	\$0	\$97,120
2050	\$88,201	\$0	\$5,672	\$5,189	\$0	\$99,063
2051	\$89,965	\$0	\$5,785	\$5,293	\$0	\$101,044
2052	\$91,765	\$0	\$5,901	\$5,399	\$0	\$103,065
2053	\$93,600	\$0	\$6,019	\$5,507	\$0	\$105,126
2054	\$95,472	\$0	\$6,139	\$5,617	\$0	\$107,228
2055	\$97,381	\$0	\$6,262	\$5,729	\$0	\$109,373
2056	\$99,329	\$0	\$6,387	\$5,844	\$0	\$111,560
2057	\$101,316	\$0	\$6,515	\$5,961	\$0	\$113,792
2058	\$103,342	\$0	\$6,646	\$6,080	\$0	\$116,068
2059	\$105,409	\$0	\$6,778	\$6,202	\$0	\$118,389
2060	\$107,517	\$0	\$6,914	\$6,326	\$0	\$120,757
2061	\$109,667	\$0	\$7,052	\$6,452	\$0	\$123,172
2062	\$111,861	\$0	\$7,193	\$6,581	\$0	\$125,635
2063	\$114,098	\$0	\$7,337	\$6,713	\$0	\$128,148
2064	\$116,380	\$0	\$7,484	\$6,847	\$0	\$130,711
2065	\$118,707	\$0	\$7,634	\$6,984	\$0	\$133,325
2066	\$121,082	\$0	\$7,786	\$7,124	\$0	\$135,992
2067	\$123,503	\$0	\$7,942	\$7,266	\$0	\$138,711
2068	\$125,973	\$0	\$8,101	\$7,411	\$0	\$141,486

Table 61 continued on the next page

Table 61 - Continued
Estimated Sales Tax Collections During Operations

Year	On Workers' Spending	On The Facility's Taxable Sales	On the Company's Taxable Spending	On Indirect Companies' Taxable Spending	On Taxable Spending of Visitors in the Community	Total Sales Tax Collections
2069	\$128,493	\$0	\$8,263	\$7,560	\$0	\$144,315
2070	\$131,063	\$0	\$8,428	\$7,711	\$0	\$147,202
2071	\$133,684	\$0	\$8,597	\$7,865	\$0	\$150,146
<u>Total</u>	<u>\$3,408,752</u>	<u>\$0</u>	<u>\$219,204</u>	<u>\$200,550</u>	<u>\$0</u>	<u>\$3,828,505</u>

Hotel Occupancy Tax Collections

From the overnight lodging spending of visitors to the facility, cities in the county will collect the following hotel occupancy taxes:

Table 62
Estimated Hotel Occupancy Tax Collections
from Visitors

Year	City Hotel Spending on Lodging	City Hotel Occupancy Tax Collections
2035	\$0	\$0
2036	\$0	\$0
2037	\$0	\$0
2038	\$0	\$0
2039	\$0	\$0
2040	\$0	\$0
2041	\$0	\$0
2042	\$0	\$0
2043	\$0	\$0
2044	\$0	\$0
2045	\$0	\$0
2046	\$0	\$0
2047	\$0	\$0
2048	\$0	\$0
2049	\$0	\$0
2050	\$0	\$0

Table 62 continued on the next page

Table 62 - Continued
Estimated Hotel Occupancy Tax Collections
from Visitors

Year	City Hotel <i>Spending on</i> <i>Lodging</i>	Occupancy Tax Collections
2051	\$0	\$0
2052	\$0	\$0
2053	\$0	\$0
2054	\$0	\$0
2055	\$0	\$0
2056	\$0	\$0
2057	\$0	\$0
2058	\$0	\$0
2059	\$0	\$0
2060	\$0	\$0
2061	\$0	\$0
2062	\$0	\$0
2063	\$0	\$0
2064	\$0	\$0
2065	\$0	\$0
2066	\$0	\$0
2067	\$0	\$0
2068	\$0	\$0
2069	\$0	\$0
2070	\$0	\$0
2071	\$0	\$0
<u>Total</u>	<u>\$0</u>	<u>\$0</u>

Property Tax Collections - JETI Investment

As detailed in an earlier section of this report ("Estimated Ad Valorem Taxes Imposed by Each Taxing Unit on the Investment") the annual property taxes to be collected on the facility's investment property is summarized below:

Table 63 Ad Valorem Tax Collections for Local Taxing Units on Investment					
Year	N/A Grimes County		lola ISD	Other Local Jurisdictions	Total
2035	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$19,472,306	\$8,754,039	\$714,959	\$28,941,305
2037	\$0	\$27,996,019	\$34,561,843	\$1,027,922	\$63,585,784
2038	\$0	\$22,707,914	\$28,033,534	\$833,760	\$51,575,208
2039	\$0	\$17,429,259	\$21,516,891	\$639,945	\$39,586,095
2040	\$0	\$13,358,184	\$16,491,040	\$490,469	\$30,339,693
2041	\$0	\$10,584,134	\$13,066,399	\$388,615	\$24,039,147
2042	\$0	\$9,017,122	\$11,131,881	\$331,079	\$20,480,082
2043	\$0	\$8,746,608	\$10,797,924	\$321,147	\$19,865,679
2044	\$0	\$8,484,210	\$10,473,987	\$311,512	\$19,269,709
2045	\$0	\$8,229,684	\$10,159,767	\$302,167	\$18,691,617
2046	\$0	\$7,982,793	\$9,854,974	\$293,102	\$18,130,869
2047	\$0	\$7,743,309	\$15,637,540	\$284,309	\$23,665,158
2048	\$0	\$7,511,010	\$15,168,414	\$275,780	\$22,955,203
2049	\$0	\$7,285,680	\$14,713,361	\$267,506	\$22,266,547
2050	\$0	\$7,067,109	\$14,271,960	\$259,481	\$21,598,551
2051	\$0	\$6,855,096	\$13,843,802	\$251,697	\$20,950,594
2052	\$0	\$6,649,443	\$13,428,487	\$244,146	\$20,322,076
2053	\$0	\$6,449,960	\$13,025,633	\$236,821	\$19,712,414
2054	\$0	\$6,256,461	\$12,634,864	\$229,717	\$19,121,042
2055	\$0	\$6,068,767	\$12,255,818	\$222,825	\$18,547,410
2056	\$0	\$5,886,704	\$11,888,143	\$216,140	\$17,990,988
2057	\$0	\$5,710,103	\$11,531,499	\$209,656	\$17,451,258
2058	\$0	\$5,538,800	\$11,185,554	\$203,367	\$16,927,721
2059	\$0	\$5,372,636	\$10,849,987	\$197,266	\$16,419,889
2060	\$0	\$5,211,457	\$10,524,488	\$191,348	\$15,927,292
2061	\$0	\$5,055,113	\$10,208,753	\$185,607	\$15,449,474
2062	\$0	\$4,903,460	\$9,902,491	\$180,039	\$14,985,989
2063	\$0	\$4,756,356	\$9,605,416	\$174,638	\$14,536,410
2064	\$0	\$4,613,665	\$9,317,253	\$169,399	\$14,100,317
2065	\$0	\$4,475,255	\$9,037,736	\$164,317	\$13,677,308
2066	\$0	\$4,340,998	\$8,766,604	\$159,387	\$13,266,989
2067	\$0	\$4,210,768	\$8,503,606	\$154,606	\$12,868,979
2068	\$0	\$4,084,445	\$8,248,497	\$149,967	\$12,482,910
2069	\$0	\$3,961,911	\$8,001,043	\$145,468	\$12,108,422
2070	\$0	\$3,843,054	\$7,761,011	\$141,104	\$11,745,170
2071	\$0	\$3,727,762	\$7,528,181	\$136,871	\$11,392,815
Total	\$0	\$291,587,555	\$452,682,420	\$10,706,139	\$754,976,113

Property Tax Collections - Land and Inventories

In addition to the property taxes generated for local taxing units on the facility's eligible JETI investment, local taxing units may also benefit from property taxes paid on the facility's taxable land and inventory property. The table below shows the estimated taxable value of the facility's land and inventories.

Table 64			
Appraised Value of the Facility's Land & Inventories			
Year	Land	Inventories	Total Appraised Value of Land & Inventories
2035	\$0	\$0	\$0
2036	\$0	\$0	\$0
2037	\$0	\$0	\$0
2038	\$0	\$0	\$0
2039	\$0	\$0	\$0
2040	\$0	\$0	\$0
2041	\$0	\$0	\$0
2042	\$0	\$0	\$0
2043	\$0	\$0	\$0
2044	\$0	\$0	\$0
2045	\$0	\$0	\$0
2046	\$0	\$0	\$0
2047	\$0	\$0	\$0
2048	\$0	\$0	\$0
2049	\$0	\$0	\$0
2050	\$0	\$0	\$0
2051	\$0	\$0	\$0
2052	\$0	\$0	\$0
2053	\$0	\$0	\$0
2054	\$0	\$0	\$0
2055	\$0	\$0	\$0
2056	\$0	\$0	\$0
2057	\$0	\$0	\$0
2058	\$0	\$0	\$0
2059	\$0	\$0	\$0
2060	\$0	\$0	\$0
2061	\$0	\$0	\$0
2062	\$0	\$0	\$0
2063	\$0	\$0	\$0
2064	\$0	\$0	\$0

Table 64 continued on the next page

Table 64 - Continued			
Appraised Value of the Facility's Land & Inventories			
Year	Land	Inventories	Total Appraised Value of Land & Inventories
2065	\$0	\$0	\$0
2066	\$0	\$0	\$0
2067	\$0	\$0	\$0
2068	\$0	\$0	\$0
2069	\$0	\$0	\$0
2070	\$0	\$0	\$0
2071	\$0	\$0	\$0

Table 65						
Ad Valorem Taxes for Other Taxing Units on Land & Inventories						
Year	Taxable Value of Land & Inventories	N/A Grimes County 0.000000 0.423077		Iola ISD 0.854400	Other Local Jurisdictions 0.015534	Total 1.293011
2035	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$0	\$0	\$0	\$0	\$0	\$0
2038	\$0	\$0	\$0	\$0	\$0	\$0
2039	\$0	\$0	\$0	\$0	\$0	\$0
2040	\$0	\$0	\$0	\$0	\$0	\$0
2041	\$0	\$0	\$0	\$0	\$0	\$0
2042	\$0	\$0	\$0	\$0	\$0	\$0
2043	\$0	\$0	\$0	\$0	\$0	\$0
2044	\$0	\$0	\$0	\$0	\$0	\$0
2045	\$0	\$0	\$0	\$0	\$0	\$0
2046	\$0	\$0	\$0	\$0	\$0	\$0
2047	\$0	\$0	\$0	\$0	\$0	\$0
2048	\$0	\$0	\$0	\$0	\$0	\$0
2049	\$0	\$0	\$0	\$0	\$0	\$0
2050	\$0	\$0	\$0	\$0	\$0	\$0
2051	\$0	\$0	\$0	\$0	\$0	\$0
2052	\$0	\$0	\$0	\$0	\$0	\$0
2053	\$0	\$0	\$0	\$0	\$0	\$0
2054	\$0	\$0	\$0	\$0	\$0	\$0

Table 65 continued on the next page

Table 65 - Continued
Ad Valorem Taxes for Other Taxing Units on Land & Inventories

Year	Taxable Value of Land & Inventories	N/A Grimes County		Iola ISD	Other Local Jurisdictions	Total
		0.000000	0.423077	0.854400	0.015534	1.293011
2055	\$0	\$0	\$0	\$0	\$0	\$0
2056	\$0	\$0	\$0	\$0	\$0	\$0
2057	\$0	\$0	\$0	\$0	\$0	\$0
2058	\$0	\$0	\$0	\$0	\$0	\$0
2059	\$0	\$0	\$0	\$0	\$0	\$0
2060	\$0	\$0	\$0	\$0	\$0	\$0
2061	\$0	\$0	\$0	\$0	\$0	\$0
2062	\$0	\$0	\$0	\$0	\$0	\$0
2063	\$0	\$0	\$0	\$0	\$0	\$0
2064	\$0	\$0	\$0	\$0	\$0	\$0
2065	\$0	\$0	\$0	\$0	\$0	\$0
2066	\$0	\$0	\$0	\$0	\$0	\$0
2067	\$0	\$0	\$0	\$0	\$0	\$0
2068	\$0	\$0	\$0	\$0	\$0	\$0
2069	\$0	\$0	\$0	\$0	\$0	\$0
2070	\$0	\$0	\$0	\$0	\$0	\$0
2071	\$0	\$0	\$0	\$0	\$0	\$0
<u>Total</u>		<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>

The Total Tax Revenues for Local Taxing Units from the Facility's Operations

The total increase in local tax revenues from the facility's operations are shown below.

Table 66 Tax Revenues for Local Taxing Units During Operations by Year							
Year	City Sales Tax Collections	County Sales Tax Collections	City Hotel Occupancy Taxes	Property Taxes JETI Investment	Property Taxes Land & Inventories	Total Local Revenues	
2035	\$0	\$0	\$0	\$0	\$0	\$0	
2036	\$0	\$0	\$0	\$28,941,305	\$0	\$28,941,305	
2037	\$57,434	\$19,145	\$0	\$63,585,784	\$0	\$63,662,363	
2038	\$58,583	\$19,528	\$0	\$51,575,208	\$0	\$51,653,318	
2039	\$59,754	\$19,918	\$0	\$39,586,095	\$0	\$39,665,768	
2040	\$60,949	\$20,316	\$0	\$30,339,693	\$0	\$30,420,959	
2041	\$62,168	\$20,723	\$0	\$24,039,147	\$0	\$24,122,038	
2042	\$63,412	\$21,137	\$0	\$20,480,082	\$0	\$20,564,630	
2043	\$64,680	\$21,560	\$0	\$19,865,679	\$0	\$19,951,919	
2044	\$65,974	\$21,991	\$0	\$19,269,709	\$0	\$19,357,673	
2045	\$67,293	\$22,431	\$0	\$18,691,617	\$0	\$18,781,341	
2046	\$68,639	\$22,880	\$0	\$18,130,869	\$0	\$18,222,387	
2047	\$70,012	\$23,337	\$0	\$23,665,158	\$0	\$23,758,507	
2048	\$71,412	\$23,804	\$0	\$22,955,203	\$0	\$23,050,419	
2049	\$72,840	\$24,280	\$0	\$22,266,547	\$0	\$22,363,667	
2050	\$74,297	\$24,766	\$0	\$21,598,551	\$0	\$21,697,613	
2051	\$75,783	\$25,261	\$0	\$20,950,594	\$0	\$21,051,638	
2052	\$77,298	\$25,766	\$0	\$20,322,076	\$0	\$20,425,141	
2053	\$78,844	\$26,281	\$0	\$19,712,414	\$0	\$19,817,540	
2054	\$80,421	\$26,807	\$0	\$19,121,042	\$0	\$19,228,270	
2055	\$82,030	\$27,343	\$0	\$18,547,410	\$0	\$18,656,783	
2056	\$83,670	\$27,890	\$0	\$17,990,988	\$0	\$18,102,549	
2057	\$85,344	\$28,448	\$0	\$17,451,258	\$0	\$17,565,050	
2058	\$87,051	\$29,017	\$0	\$16,927,721	\$0	\$17,043,788	
2059	\$88,792	\$29,597	\$0	\$16,419,889	\$0	\$16,538,278	
2060	\$90,568	\$30,189	\$0	\$15,927,292	\$0	\$16,048,049	
2061	\$92,379	\$30,793	\$0	\$15,449,474	\$0	\$15,572,645	
2062	\$94,226	\$31,409	\$0	\$14,985,989	\$0	\$15,111,625	
2063	\$96,111	\$32,037	\$0	\$14,536,410	\$0	\$14,664,558	
2064	\$98,033	\$32,678	\$0	\$14,100,317	\$0	\$14,231,028	
2065	\$99,994	\$33,331	\$0	\$13,677,308	\$0	\$13,810,633	
2066	\$101,994	\$33,998	\$0	\$13,266,989	\$0	\$13,402,980	
2067	\$104,034	\$34,678	\$0	\$12,868,979	\$0	\$13,007,690	
2068	\$106,114	\$35,371	\$0	\$12,482,910	\$0	\$12,624,395	
2069	\$108,237	\$36,079	\$0	\$12,108,422	\$0	\$12,252,738	
2070	\$110,401	\$36,800	\$0	\$11,745,170	\$0	\$11,892,371	
2071	\$112,609	\$37,536	\$0	\$11,392,815	\$0	\$11,542,960	
Total	\$2,871,379	\$957,126	\$0	\$754,976,113	\$0	\$758,804,618	

The Total Tax Revenues for Local Taxing Units from the Facility's Operations - Direct vs. Indirect

The table below details the total increase in local tax revenues from the facility's operations by direct and indirect sources.

Table 67			
Direct vs. Indirect: Tax Revenues for Local Taxing Units During Operations by Year			
Year	Direct Taxes	Indirect Taxes	Total Local Revenues
2035	\$0	\$0	\$0
2036	\$28,941,305	\$0	\$28,941,305
2037	\$63,590,169	\$72,194	\$63,662,363
2038	\$51,579,680	\$73,638	\$51,653,318
2039	\$39,590,657	\$75,111	\$39,665,768
2040	\$30,344,346	\$76,613	\$30,420,959
2041	\$24,043,893	\$78,145	\$24,122,038
2042	\$20,484,922	\$79,708	\$20,564,630
2043	\$19,870,617	\$81,302	\$19,951,919
2044	\$19,274,745	\$82,928	\$19,357,673
2045	\$18,696,755	\$84,587	\$18,781,341
2046	\$18,136,109	\$86,279	\$18,222,387
2047	\$23,670,503	\$88,004	\$23,758,507
2048	\$22,960,655	\$89,764	\$23,050,419
2049	\$22,272,108	\$91,559	\$22,363,667
2050	\$21,604,223	\$93,391	\$21,697,613
2051	\$20,956,379	\$95,258	\$21,051,638
2052	\$20,327,977	\$97,164	\$20,425,141
2053	\$19,718,433	\$99,107	\$19,817,540
2054	\$19,127,181	\$101,089	\$19,228,270
2055	\$18,553,673	\$103,111	\$18,656,783
2056	\$17,997,376	\$105,173	\$18,102,549
2057	\$17,457,774	\$107,276	\$17,565,050
2058	\$16,934,366	\$109,422	\$17,043,788
2059	\$16,426,667	\$111,610	\$16,538,278
2060	\$15,934,206	\$113,843	\$16,048,049
2061	\$15,456,526	\$116,120	\$15,572,645
2062	\$14,993,183	\$118,442	\$15,111,625
2063	\$14,543,747	\$120,811	\$14,664,558
2064	\$14,107,801	\$123,227	\$14,231,028
2065	\$13,684,942	\$125,691	\$13,810,633
2066	\$13,274,775	\$128,205	\$13,402,980
2067	\$12,876,921	\$130,769	\$13,007,690
2068	\$12,491,010	\$133,385	\$12,624,395
2069	\$12,116,685	\$136,053	\$12,252,738
2070	\$11,753,598	\$138,774	\$11,892,371
2071	\$11,401,411	\$141,549	\$11,542,960
Total	\$755,195,317	\$3,609,301	\$758,804,618

Table 68
Tax Revenues for Local Taxing Units During Operations by Taxing Unit

	Sales Tax Collections	Hotel Occupancy Taxes	Property Taxes JETI Investment	Property Taxes Land & Inventories	Total Local Revenues
Nearby Cities	\$2,871,379	\$0	\$0	\$0	\$2,871,379
Grimes County	\$957,126	\$0	\$291,587,555	\$0	\$292,544,681
Iola ISD	\$0	\$0	\$452,682,420	\$0	\$452,682,420
Grimes ESD #1	\$0	\$0	\$10,706,139	\$0	\$10,706,139
<u>Total</u>	<u>\$3,828,505</u>	<u>\$0</u>	<u>\$754,976,113</u>	<u>\$0</u>	<u>\$758,804,618</u>

Discussion of Indirect and Induced Impacts

This analysis calculated the direct economic impact of the facility from its construction project and during its operations. In addition, the indirect and induced impacts were also calculated.

Indirect revenues, jobs and salaries are created in new or existing firms in the state, such as parts suppliers, that may supply goods and services to the facility. In addition, induced revenues, jobs and salaries are created and supported in new or existing businesses, such as retail stores, gas stations, banks, restaurants, and service companies that may supply goods and services to workers and their families.

To estimate the indirect and induced economic impact of the facility on the state, regional economic multipliers were used. Regional economic multipliers for the state and counties are included in the US Department of Commerce’s Regional Input-Output Modeling System (RIMS II).

Three types of regional economic multipliers were used in this analysis: an output multiplier, an employment multiplier and an earnings multiplier.

The output multipliers show the estimated total output - inclusive of direct, indirect, and induced revenues - of other companies in the state for every dollar of revenue at the facility or for every dollar spent during construction. The employment multipliers show the total number of jobs created for each direct job of the associated activity. The earnings multipliers show the total amount of salaries paid to these workers. The following multipliers were used in this analysis to estimate the statewide impacts:

	During Construction	During Operations
Output multiplier	2.4464	1.9149
Employment multiplier	2.2999	3.5414
Earnings multiplier	2.0049	1.8356

The local economic impact is estimated for Grimes County with the multipliers shown below.

	During Construction	During Operations
Output multiplier	1.3393	1.1656
Employment multiplier	1.2868	1.4615
Earnings multiplier	1.2060	1.1702

About Impact DataSource

Impact DataSource is a 30-year old Austin, Texas economic consulting, research and analysis firm. The firm has conducted economic impact analyses of numerous projects in Texas and 39 other states. In addition, the firm has developed economic impact analysis computer programs for several clients including the Tennessee Department of Economic & Community Development.

The firm's principal, Paul Scheuren, performed this economic impact analysis. Paul has a Master of Arts in economics from Clemson University as well as a Bachelor of Business Administration in actuarial science from Temple University.

Some Rates and Assumptions Used in this Analysis

State tax rates for tax revenues that go into the state's general revenue fund:

Texas business franchise tax:

Texas franchise tax is a tax on "taxable margin," which is a concept similar to taxable income. Generally, an entity's taxable margin is its revenue less either its cost of goods sold or its compensation expense, but not both. If 70% of the entity's revenue is less than either of these calculations, then 70% of revenue is the taxable margin. Taxable margin must then be apportioned to business done in Texas, measured by the ratio of gross receipts from business done in Texas to gross receipts from business done everywhere. The tax rate is then applied to the apportioned margin. A rate of .375% is used for taxable entities primarily engaged in retail or wholesale trade, and a .75% rate is used for all other entities.

Sales and use tax rate	6.25%
Hotel occupancy tax rate	6.00%
Gasoline tax, per gallon	\$0.20
Percent of gasoline taxes going into state general revenues	25.00%
Motor vehicle sales and use tax	6.25%
Percent of total salaries that a typical worker spends on taxable goods and services	26.00%

Estimated other taxes collected annually by the state for the general revenue fund for each worker household:

	Total Collections in 2025	Number of Households in the State (2024 ACS)	Amount of Annual Collections Per Worker Household
Cigarette and tobacco taxes	\$1.111 B	11,449,769	\$97
Alcoholic beverage taxes	\$2.068 B	11,449,769	\$181
Net lottery proceeds	\$2.812 B	11,449,769	\$246
Total			\$524.00

Some assumptions used in this analysis:

Annual state gasoline tax collections per worker:

Miles driven per year by a typical worker	15,000
Miles per gallon	20
Number of gallons of gasoline purchased each year by a typical worker	750
Gasoline tax, per gallon	\$0.20
Gasoline taxes paid each year by a typical worker	\$150
Percent of gasoline taxes going into the general fund	25%
Gasoline taxes paid each year by a typical worker going to the general fund	\$37.50

Annual motor vehicle sales and use tax collections per worker:

Number of new or used automobiles purchased per 10 workers each year	2
Average value of new or used automobiles purchased by a typical worker who purchases an automobile	\$35,000
Motor vehicle sales and use tax	6.25%
Annual motor vehicle sales and use taxes paid by a typical worker	\$437.50

Estimated other taxes collected annually by the state for the general revenue fund for each worker household:

Summary of annual state taxes, other than sales taxes, collected from each worker:

Gasoline taxes	\$37.50
Motor vehicle sales and use taxes	\$437.50
Cigarette and tobacco taxes	\$97.00
Alcoholic beverage taxes	\$181.00
Net lottery proceeds	\$246.00
Total	\$999.00

Estimated annual increase in the above taxes per worker over each of the next 37 years 3.00%

Local tax rates used in this analysis:

Local Sales Tax Rates

Nearby Cities	1.50%
Grimes County	0.50%
<u>Total Local Sales Tax Rate</u>	<u>2.00%</u>

Local Hotel Occupancy Tax Rates

Nearby Cities	7.00%
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Local Property Tax Rates

City: N/A		0.000000
County: Grimes County		0.423077
School: Iola ISD		0.854400
	M&O Rate:	0.664200
	I&S Rate:	0.190200
Spec Dist #1: Grimes ESD #1		0.015534
Total Rate		1.293011

AFFIDAVIT OF SPACE EXPLORATION TECHNOLOGIES CORP

BEFORE ME, the undersigned authority, personally appeared Richard Lee, who, being by me duly sworn, deposed and said:

“My name is **Richard Lee**, I am over 18 years of age, of sound mind, and I have never been convicted of a felony or a crime of moral turpitude. I have personal knowledge of the facts stated in this affidavit and all the facts stated herein are true and correct.

I am **Vice President of Tax and Treasury** of the **Space Exploration Technologies Corp** and am authorized to make this affidavit on behalf of **Space Exploration Technologies Corp**. **Space Exploration Technologies Corp** hereby attests that it is not ineligible under Government Code, §403.606 to submit an application or enter into an agreement under Texas Jobs, Energy, Technology and Innovation Act (“Act”).

We certify that **Space Exploration Technologies Corp** has thoroughly reviewed the ineligibility criteria outlined in Section 403.606 and **Space Exploration Technologies Corp** affirms to the best of our knowledge and belief, none of the circumstances or conditions that render the company ineligible under Government Code, §403.606 are applicable.

We understand the importance of accuracy and completeness in providing this information and acknowledge that any false statement or misrepresentation may result in legal consequences including rejection of an application or rescission of an agreement entered under the Act.”

WITNESS MY HAND on this the 4th day of May, 2026.



Richard Lee

SUBSCRIBED AND SWORN TO BEFORE ME on May 4, 2026 , to certify which witness my hand and official seal.



Notary Public, ~~State of Texas~~ **STATE OF CALIFORNIA**

My commission expires 7/25/27