



TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

June 8, 2026

Ivy Lee
Manager, Finance Center, Tax & Corporate Structure
LiteOn Technology Corp.
No. 392, Ruiguang Rd., Neihu Dist.,
Taipei City, Taiwan 114, TW

Re: Recommendation for Approval for Limitation on Taxable Value of Property
for School District Maintenance and Operations Taxes by LITE-ON, INC., Application
J0030

Dear Ivy Lee:

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 Computer Terminal and Other Computer Peripheral Equipment Manufacturing (NAICS Code 334118) 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the information presented changes or the agreement deviates from the application, this recommendation for approval is rescinded, thereby rendering the prerequisite for a Comptroller recommendation, under Section 403.609, Government Code, as not attained.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: Edward Chang, LITE-ON Technology USA, Inc.
Tori Macfarlan, Jetton Solutions
Dennis Womach, McKinney ISD

Attachment A - Summary

Applicant Name	LITE-ON, INC.
Eligibility Category (six digit NAICS code)	334118
School District	McKinney ISD
County	Collin
Population in County	1,064,465
Minimum required jobs per Sec. 403.604	75
Projected commencement of construction	2026
Projected completion of construction	2028
First year of the incentive period	2029
Last year of the incentive period	2038
Project is located inside a qualified opportunity zone (yes or no)	No
Limitation percent (50% or 75%)	50%
110% of the average annual wage	\$106,950
Minimum wage required per Sec. 403.612(b)(6)	\$106,951
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	\$18,313,563
Estimated M&O levy with Limitation	\$15,728,843
Estimated M&O gross tax benefit	\$2,584,720
Amount of performance bond	\$258,472

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)
2026	\$572,901	\$572,901	\$247,826	\$247,826	\$325,075	\$325,075
2027	\$881,446	\$1,454,347	\$528,145	\$775,972	\$353,301	\$678,376
2028	\$1,065,326	\$2,519,673	\$593,781	\$1,369,752	\$471,545	\$1,149,921
2029	\$1,061,526	\$3,581,199	\$833,591	\$2,203,343	\$227,935	\$1,377,856
2030	\$1,073,171	\$4,654,370	\$845,470	\$3,048,813	\$227,701	\$1,605,556
2031	\$1,035,952	\$5,690,322	\$833,038	\$3,881,852	\$202,914	\$1,808,470
2032	\$991,720	\$6,682,041	\$817,223	\$4,699,075	\$174,496	\$1,982,966
2033	\$946,053	\$7,628,094	\$800,818	\$5,499,893	\$145,236	\$2,128,202
2034	\$911,554	\$8,539,649	\$790,124	\$6,290,017	\$121,430	\$2,249,632
2035	\$885,959	\$9,425,608	\$784,013	\$7,074,030	\$101,946	\$2,351,578
2036	\$878,497	\$10,304,104	\$787,103	\$7,861,132	\$91,394	\$2,442,972
2037	\$858,301	\$11,162,405	\$783,962	\$8,645,094	\$74,339	\$2,517,311
2038	\$858,633	\$12,021,038	\$791,224	\$9,436,318	\$67,409	\$2,584,720
2039	\$859,394	\$12,880,432	\$859,394	\$10,295,712	\$0	\$2,584,720
2040	\$870,089	\$13,750,521	\$870,089	\$11,165,801	\$0	\$2,584,720
2041	\$881,806	\$14,632,327	\$881,806	\$12,047,607	\$0	\$2,584,720
2042	\$896,490	\$15,528,816	\$896,490	\$12,944,097	\$0	\$2,584,720
2043	\$912,159	\$16,440,976	\$912,159	\$13,856,256	\$0	\$2,584,720
2044	\$928,142	\$17,369,118	\$928,142	\$14,784,398	\$0	\$2,584,720
2045	\$944,445	\$18,313,563	\$944,445	\$15,728,843	\$0	\$2,584,720
		\$18,313,563		\$15,728,843		\$2,584,720
		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, LITE-ON, INC.

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 C – Estimated Direct Ad Valorem Taxes

Table 1 examines the estimated direct impact on ad valorem taxes to the county if all taxes are assessed.

Year of project	Year	Estimated Total Taxable Value	Estimated Total Taxable Value without M&O Limitation	Tax Rate*	McKinney ISD I&S Tax Levy	McKinney ISD M&O Tax Levy	McKinney ISD Total Tax Rate	Collin County Tax Levy	McKinney City Tax Levy	Collin College Tax Levy	Estimated Total Property Taxes
					0.3700	0.7343	1.1043	0.1493	0.4123	0.0812	
1	2026	\$78,020,000	\$78,020,000		\$288,674	\$572,901	\$861,575	\$116,484	\$321,664	\$63,368	\$1,363,091
2	2027	\$120,039,000	\$120,039,000		\$444,144	\$881,446	\$1,325,591	\$179,218	\$494,902	\$97,496	\$2,097,206
3	2028	\$145,080,500	\$145,080,500		\$536,798	\$1,065,326	\$1,602,124	\$216,605	\$598,144	\$117,834	\$2,534,707
4	2029	\$144,562,970	\$144,562,970		\$534,883	\$1,061,526	\$1,596,409	\$215,833	\$596,010	\$117,414	\$2,525,665
5	2030	\$146,148,785	\$146,148,785		\$540,751	\$1,073,171	\$1,613,921	\$218,200	\$602,548	\$118,702	\$2,553,371
6	2031	\$141,080,193	\$141,080,193		\$521,997	\$1,035,952	\$1,557,949	\$210,633	\$581,651	\$114,585	\$2,464,818
7	2032	\$135,056,453	\$135,056,453		\$499,709	\$991,720	\$1,491,428	\$201,639	\$556,816	\$109,693	\$2,359,577
8	2033	\$128,837,438	\$128,837,438		\$476,699	\$946,053	\$1,422,752	\$192,354	\$531,176	\$104,642	\$2,250,924
9	2034	\$124,139,235	\$124,139,235		\$459,315	\$911,554	\$1,370,870	\$185,340	\$511,806	\$100,826	\$2,168,842
10	2035	\$120,653,543	\$120,653,543		\$446,418	\$885,959	\$1,332,377	\$180,136	\$497,435	\$97,995	\$2,107,943
11	2036	\$119,637,278	\$119,637,278		\$442,658	\$878,497	\$1,321,154	\$178,618	\$493,245	\$97,169	\$2,090,188
12	2037	\$116,886,968	\$116,886,968		\$432,482	\$858,301	\$1,290,783	\$174,512	\$481,906	\$94,936	\$2,042,137
13	2038	\$116,932,155	\$116,932,155		\$432,649	\$858,633	\$1,291,282	\$174,580	\$482,093	\$94,972	\$2,042,926
14	2039	\$117,035,798	\$117,035,798		\$433,032	\$859,394	\$1,292,426	\$174,734	\$482,520	\$95,056	\$2,044,737
15	2040	\$118,492,270	\$118,492,270		\$438,421	\$870,089	\$1,308,510	\$176,909	\$488,525	\$96,239	\$2,070,183
16	2041	\$120,087,960	\$120,087,960		\$444,325	\$881,806	\$1,326,131	\$179,291	\$495,103	\$97,535	\$2,098,062
17	2042	\$122,087,671	\$122,087,671		\$451,724	\$896,490	\$1,348,214	\$182,277	\$503,348	\$99,160	\$2,132,999
18	2043	\$124,221,624	\$124,221,624		\$459,620	\$912,159	\$1,371,779	\$185,463	\$512,146	\$100,893	\$2,170,281
19	2044	\$126,398,257	\$126,398,257		\$467,674	\$928,142	\$1,395,816	\$188,713	\$521,120	\$102,661	\$2,208,309
20	2045	\$128,618,422	\$128,618,422		\$475,888	\$944,445	\$1,420,333	\$192,027	\$530,273	\$104,464	\$2,247,098
				Total	\$9,227,861	\$18,313,563	\$27,541,424	\$3,723,567	\$10,282,431	\$2,025,640	\$43,573,062

Source: CPA, LITE-ON, INC.

*Tax Rate per \$100 Valuation

Table 2 examines the estimated direct impact on ad valorem taxes to the school district and Collin County, with all property tax incentives sought being granted using estimated taxable value from the application. The project has applied for a value limitation under Chapter 403, Government Code.

The difference noted in the last line is the difference between the totals in Table 1 and Table 2.

Year of project	Year	Estimated Total Taxable Value	Estimated Total Taxable Value with M&O Limitation	Tax Rate*	McKinney ISD I&S Tax Levy	McKinney ISD M&O Tax Levy	McKinney ISD Total Tax Rate	Collin County Tax Levy	McKinney City Tax Levy	Collin College Tax Levy	Estimated Total Property Taxes
					0.3700	0.7343	1.1043	0.1493	0.4123	0.0812	
1	2026	\$78,020,000	\$33,750,000		\$288,674	\$247,826	\$536,500	\$116,484	\$321,664	\$63,368	\$1,038,016
2	2027	\$120,039,000	\$71,925,000		\$444,144	\$528,145	\$972,290	\$179,218	\$494,902	\$97,496	\$1,743,905
3	2028	\$145,080,500	\$80,863,500		\$536,798	\$593,781	\$1,130,579	\$216,605	\$598,144	\$117,834	\$2,063,162
4	2029	\$144,562,970	\$113,521,870		\$534,883	\$833,591	\$1,368,474	\$215,833	\$596,010	\$117,414	\$2,297,731
5	2030	\$146,148,785	\$115,139,585		\$540,751	\$845,470	\$1,386,220	\$218,200	\$602,548	\$118,702	\$2,325,671
6	2031	\$141,080,193	\$113,446,593		\$521,997	\$833,038	\$1,355,035	\$210,633	\$581,651	\$114,585	\$2,261,904
7	2032	\$135,056,453	\$111,292,853		\$499,709	\$817,223	\$1,316,932	\$201,639	\$556,816	\$109,693	\$2,185,081
8	2033	\$128,837,438	\$109,058,638		\$476,699	\$800,818	\$1,277,516	\$192,354	\$531,176	\$104,642	\$2,105,688
9	2034	\$124,139,235	\$107,602,335		\$459,315	\$790,124	\$1,249,439	\$185,340	\$511,806	\$100,826	\$2,047,411
10	2035	\$120,653,543	\$106,770,143		\$446,418	\$784,013	\$1,230,431	\$180,136	\$497,435	\$97,995	\$2,005,997
11	2036	\$119,637,278	\$107,190,878		\$442,658	\$787,103	\$1,229,761	\$178,618	\$493,245	\$97,169	\$1,998,794
12	2037	\$116,886,968	\$106,763,168		\$432,482	\$783,962	\$1,216,444	\$174,512	\$481,906	\$94,936	\$1,967,798
13	2038	\$116,932,155	\$107,752,155		\$432,649	\$791,224	\$1,223,873	\$174,580	\$482,093	\$94,972	\$1,975,518
14	2039	\$117,035,798	\$117,035,798		\$433,032	\$859,394	\$1,292,426	\$174,734	\$482,520	\$95,056	\$2,044,737
15	2040	\$118,492,270	\$118,492,270		\$438,421	\$870,089	\$1,308,510	\$176,909	\$488,525	\$96,239	\$2,070,183
16	2041	\$120,087,960	\$120,087,960		\$444,325	\$881,806	\$1,326,131	\$179,291	\$495,103	\$97,535	\$2,098,062
17	2042	\$122,087,671	\$122,087,671		\$451,724	\$896,490	\$1,348,214	\$182,277	\$503,348	\$99,160	\$2,132,999
18	2043	\$124,221,624	\$124,221,624		\$459,620	\$912,159	\$1,371,779	\$185,463	\$512,146	\$100,893	\$2,170,281
19	2044	\$126,398,257	\$126,398,257		\$467,674	\$928,142	\$1,395,816	\$188,713	\$521,120	\$102,661	\$2,208,309
20	2045	\$128,618,422	\$128,618,422		\$475,888	\$944,445	\$1,420,333	\$192,027	\$530,273	\$104,464	\$2,247,098
				Total	\$9,227,861	\$15,728,843	\$24,956,705	\$3,723,567	\$10,282,431	\$2,025,640	\$40,988,343
				Diff	\$0	\$2,584,720	\$2,584,720	\$0	\$0	\$0	\$2,584,720

Source: CPA, LITE-ON, INC.

*Tax Rate per \$100 Valuation

Disclaimer: This examination is based on information from the application submitted to the comptroller.

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 Description of Project section of their Application for a Taxable Value Limitation on Eligible Property:
 - A. “The products to be manufactured at the proposed facility will be delivered to cloud service providers, OEMs, and enterprise infrastructure customers across the United States.”
 - B. “NAICS 334118 covers establishments primarily engaged in manufacturing computer terminals and other computer peripheral equipment. The proposed facility aligns with this classification because it will be engaged in the manufacture and integration of power supplies, power management systems, rack-mounted power solutions, and backup battery units that interface directly with server and computing infrastructure as peripheral systems.”
 - C. “The company's core product lines include power supplies, power management systems, backup battery units, rack power solutions, optoelectronic components, and electronic components used in servers, telecommunications equipment, and cloud infrastructure.”
 - D. “The proposed project will consist of the acquisition of the existing shell building, construction of interior improvements, and the procurement and installation of machinery and equipment.”
- Per Applicant in Limitation as a Compelling Factor section of their Application for a Taxable Value Limitation on Eligible Property:
 - A. “Multiple states have been evaluated as part of this process, and Lite-On has been in active communication with economic development agencies in competing states, including Washington State and Tennessee, both of which have presented formal incentive proposals and engaged in documented application processes with the company.”
 - B. “Within Texas, the project team conducted a thorough site evaluation that included an alternative location within a federally designated Opportunity Zone in Grand Prairie. That site was eliminated from consideration due to insufficient power availability within the project's required timeline. As a result, McKinney represents the only remaining Texas site under active consideration.”
 - C. “Washington State's economic development office presented Lite-On with a formal incentive overview outlining available manufacturing tax preferences, including the state's Business and

- Occupation (B&O) tax structure, sales and use tax exemptions on qualifying machinery and equipment, and workforce training grant programs available to qualifying manufacturers.”
- D. “Tennessee’s Department of Economic and Community Development engaged Lite-On in a formal incentive application process, including an in-person site visit by Lite-On representatives, active coordination between the Tennessee ECD and Lite-On, and a preliminary recommendation from Tennessee’s Grant Committee of a \$6,000,000 discretionary incentive for the project. Tennessee also noted the availability of additional statutory tax credits for which the project would be eligible.”
 - E. “The 10-year school district maintenance and operations tax appraised value limitation directly affects the long-term cost structure of operating the proposed facility in Texas and materially improves the comparative economics of the McKinney location relative to competing sites in other states.”
- Supporting documentation was provided as confidential information for the competitive site selection.
 - Lite-On is currently engaged in active incentive negotiations with the McKinney Economic Development Corporation (MEDC) and the City of McKinney.
 - Per a May 6, 2026 Dallas Business Journal article:
 - A. “Lite-On Technology USA Inc. is considering purchasing two buildings totaling more than 650,000 square feet at 300 and 310 Cypress Hill Drive within the Core5 Logistics Center, a new industrial park in McKinney. The \$300 million investment would bring advanced electronics manufacturing, research and development, and about 500 new jobs to the Collin County.”
 - B. “McKinney has also nominated Lite-On for a \$3.5 million Texas Enterprise Zone grant, which would provide state sales tax refunds. These negotiations remain ongoing, and the final terms are subject to change should the project move forward. The total \$300 million investment includes the property acquisition, interior renovations, and machinery and equipment investments.”
 - C. “Operations would focus on producing rack-level power systems, backup battery units, and integrated power management hardware used in data centers and artificial intelligence infrastructure.”
 - Per a March 10, 2026 Taipei times article:
 - A. “The company sees strong demand for AI infrastructure over the next two years, given sizable capital expenditures set by major cloud service providers, Lite-On president Anson Chiu said.”
 - B. “The company’s new capacity in the US would aim for greater automation, Chiu said. Lite-On plans to acquire an additional plant in North America, alongside its facility in Plano, Texas, with new capacity for higher-power products such as power racks expected to come online as early as next year, he said.”

Supporting Information

- a) Compelling Factors of the Application for a Taxable Value Limitation on Eligible Property
- b) Attachments provided in Description of Project 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.

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

Supporting Information

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

Jobs, Energy, Technology and Innovation Act Application

Lite-On, Inc.

Description of Project: *Provide a detailed description of the proposed project.*

Project Description: As demand for computer peripheral equipment and power management systems expands across North America, Lite-On, Inc. requires additional U.S.-based manufacturing capacity to serve its growing customer base. The products to be manufactured at the proposed facility will be delivered to cloud service providers, OEMs, and enterprise infrastructure customers across the United States. Given the projected scale of near-term and long-term demand for these products, the Company has undertaken a structured site evaluation process to identify the optimal U.S. location to support these manufacturing requirements.

NAICS 334118 covers establishments primarily engaged in manufacturing computer terminals and other computer peripheral equipment. The proposed facility aligns with this classification because it will be engaged in the manufacture and integration of power supplies, power management systems, rack-mounted power solutions, and backup battery units that interface directly with server and computing infrastructure as peripheral systems.

Lite-On, Inc. is the United States subsidiary of Lite-On Technology Corporation, a publicly traded global electronics manufacturer headquartered in Taipei, Taiwan (Taiwan Stock Exchange, stock code: 2301) with consolidated global revenues exceeding approximately \$13 to \$15 billion USD annually. The company's core product lines include power supplies, power management systems, backup battery units, rack power solutions, optoelectronic components, and electronic components used in servers, telecommunications equipment, and cloud infrastructure.

Feedstock and Inputs: The proposed McKinney facility will receive electronic subassemblies, power conversion components, printed circuit assemblies, enclosures, thermal management materials, and firmware-integrated systems sourced from Lite-On Technology's global manufacturing network and qualified domestic suppliers. Final assembly, systems integration, functional testing, quality verification, and packaging will be performed on-site prior to outbound distribution. Finished products leaving the facility are purpose-built peripheral equipment designed to deliver reliable, high-efficiency power to server racks, computing platforms, and enterprise infrastructure systems.

Transportation and Markets: Inbound materials will be received via air and ground freight, leveraging the McKinney region's proximity to Dallas Fort Worth International Airport and major interstate corridors including Interstate 75 and U.S. Highway 380. Outbound finished products will be distributed directly to OEM customers, hyperscale cloud service providers, and other customers across North America through established freight and logistics partners. Primary markets include cloud infrastructure, telecommunications, and industrial automation sectors.

Proposed Project: Lite-On, Inc. is now considering a facility located at 300 and 310 Cypress Hill Drive, McKinney, Texas, within Collin County and the McKinney Independent School District. The

Supporting Information

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

Jobs, Energy, Technology and Innovation Act Application

Lite-On, Inc.

Limitation as a Compelling Factor: *Explain how the limitation is a compelling factor in a competitive site selection process.*

Limitation as a Compelling Factor: Lite-On, Inc. is engaged in an active, competitive U.S. site selection process to identify the optimal location for the proposed facility described in this application. Multiple states have been evaluated as part of this process, and Lite-On has been in active communication with economic development agencies in competing states, including Washington State and Tennessee, both of which have presented formal incentive proposals and engaged in documented application processes with the company.

Washington State's economic development office presented Lite-On with a formal incentive overview outlining available manufacturing tax preferences, including the state's Business and Occupation (B&O) tax structure, sales and use tax exemptions on qualifying machinery and equipment, and workforce training grant programs available to qualifying manufacturers.

Tennessee's Department of Economic and Community Development engaged Lite-On in a formal incentive application process, including an in-person site visit by Lite-On representatives, active coordination between the Tennessee ECD and Lite-On, and a preliminary recommendation from Tennessee's Grant Committee of a \$6,000,000 discretionary incentive for the project. Tennessee also noted the availability of additional statutory tax credits for which the project would be eligible.

Within Texas, the project team conducted a thorough site evaluation that included an alternative location within a federally designated Opportunity Zone in Grand Prairie. That site was eliminated from consideration due to insufficient power availability within the project's required timeline. As a result, McKinney represents the only remaining Texas site under active consideration.

The JETI limitation available through the State of Texas and the McKinney Independent School District is a compelling factor in Lite-On's site selection decision. The 10-year school district maintenance and operations tax appraised value limitation directly affects the long-term cost structure of operating the proposed facility in Texas and materially improves the comparative economics of the McKinney location relative to competing sites in other states. In the absence of the JETI limitation, the financial case for selecting Texas over competing states offering their own incentive packages would be significantly diminished. A final location decision has not been made. No public announcements have been made and no construction permits have been obtained.

Original correspondence from competing state economic development agencies, including formal incentive communications from Washington State and Tennessee, is included in the confidential supplement to this application.

Local Government Incentive Negotiations

Lite-On is currently engaged in active incentive negotiations with the McKinney Economic Development Corporation (MEDC) and the City of McKinney in connection with Project Plum Blossom.

Supporting Information

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

COMPTROLLER QUERY RELATED TO GOVERNMENT CODE §403.607(e)
J0030 – Lite-On, Inc. – McKinney ISD

Comptroller Questions (via email on April 22, 2026):

1. *Per 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.*

Please confirm that Lite-On, Inc is 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 5, 2026):

Lite-On, Inc. does not have stock or other ownership interest held or controlled by any such individuals or companies. Please let us know if any additional information needs to be provided here.

Supporting Information

Additional information
provided by the Applicant or
located by the Comptroller

FOR THE EXCLUSIVE USE OF

From the Dallas Business Journal:

<https://www.bizjournals.com/dallas/news/2026/05/06/liteon-tech-plano-mckinney-core5-cloud-hq-taipei.html>

SUBSCRIBER CONTENT:

Manufacturing

Manufacturing giant eyes \$300 million HQ in McKinney with 500 jobs, public filings show

Taiwanese company seeks more than \$13 million in combined tax incentives



Image: Holt Lunsford Commercial

Core5 Logistics Center is located east of U.S. Route 75 and north of U.S. Route 380 in McKinney.
HOLT LUNSFORD COMMERCIAL



By Aayush Gupta – Staff Writer, Dallas Business Journal
May 6, 2026 **Updated** May 6, 2026 3:19pm CDT

Listen to this article 5 min

Story Highlights

- Lite-On Technology considers \$300 million McKinney facility creating 500 jobs.
- The Taiwanese company seeks \$13.45 million in combined tax incentives.
- The facility would manufacture AI infrastructure and data center equipment.

A Taiwanese electronics giant is weighing a major expansion in McKinney that could bring hundreds of jobs and advanced manufacturing to the suburb north of Dallas, with local officials working to finalize a multimillion-dollar incentives package to seal the deal.

Lite-On Technology USA Inc. is considering purchasing two buildings totaling more than 650,000 square feet at 300 and 310 Cypress Hill Drive within the Core5 Logistics Center, a new industrial park in McKinney. The \$300 million investment would bring advanced electronics manufacturing, research and development, and about 500 new jobs to the Collin County seat, according to an application for JETI incentives.

JETI – the Jobs, Energy, Technology and Innovation program that replaced the state's Chapter 313 incentives program – gives qualifying companies a 10-year reduction on part of their school property taxes by lowering the taxable value of a property. Under the program, eligible businesses can receive a 50% reduction in the taxable value of qualifying property for school district maintenance and operations taxes, which are usually the largest portion of a Texas property tax bill.

If approved, Lite-On's project would earn the tax abatement from McKinney Independent School District. Under the proposed agreement, McKinney ISD would limit the taxable value of the property to 50% of its appraised or market value for 10 years of maintenance and operations taxes starting in 2029. It's expected to save the company about \$4.75 million in school district M&O taxes over that 10-year period, according to the JETI application.

In addition, Lite-On is negotiating incentives with the McKinney Economic Development Corp. and the city of McKinney. A preliminary incentives proposal from Feb. 6 outlined a potential \$8.7 million incentive, that is still subject to approval by the MEDC board of directors and city council, according to the public filing.

The proposed incentives package includes up to \$1 million in job creation incentives tied to 251 new positions, along with a capital investment grant of up to \$2.89 million – equal to 1.75% of a minimum \$165 million investment. It also features a research and development incentives of up to \$1.75 million, representing 3.5% of an initial \$50 million research investment, and a Chapter 380 property tax rebate estimated at about \$3.1 million over a seven-year period.

McKinney has also nominated Lite-On for a \$3.5 million Texas Enterprise Zone grant, which would provide state sales tax refunds. These negotiations remain ongoing, and the final terms are subject to change should the project move forward. The total \$300 million investment includes the property acquisition, interior renovations, and machinery and equipment investments.

The city of McKinney declined Dallas Business Journal's requests for comment. The leasing team at Core5, led by Josh Barnes, Blake Troiani and Weston Porter of Dallas-based Holt Lunsford Commercial, could not be reached for comment.

While the JETI application offers an early glimpse into Lite-On's potential investment in McKinney, Jacey Jetton, consultant for the firm, said discussions remain ongoing and no final decision has been made.

"The current position of Lite-On per their last board meeting April 29 was that they are considering the McKinney site pending the incentive negotiations and other due diligence," Jetton said. "It's still an ongoing endeavor and it's not definite."

If successful, the development known by the code name Project Plum Blossom would establish both a North American headquarters and a large-scale manufacturing operation aimed at supporting growing demand for computer and AI infrastructure across the U.S. Over 38 years it could generate \$16.29 billion in economic impact for Collin County.

Operations would focus on producing rack-level power systems, backup battery units, and integrated power management hardware used in data centers and artificial intelligence infrastructure. Job roles range from manufacturing technicians and assembly specialists to engineers, research and development personnel, quality assurance staff, logistics coordinators, and management.

The JETI application estimates project completion by 2028, should it move forward.

Today, Lite-On has a 79,720-square-foot industrial lease in Plano at 3605 E. Plano Parkway. It is unclear whether the firm will move out of its Plano facility.

The city of Plano declined to comment.

Lite-On Technology USA is the U.S. subsidiary of Lite-On Technology Corp., an electronics manufacturer headquartered in Taipei and publicly traded on the Taiwan Stock Exchange. The parent company reports annual global revenues estimated between \$13 billion and \$15 billion and produces a wide range of components used in servers, telecommunications systems, and cloud infrastructure.

Home / Business

Tue, Mar 10, 2026 page9

Lite-On optimistic about next 2 years of business

By Meryl Kao / Staff Reporter



Lite-On Technology Corp (光寶科技) yesterday said that demand for artificial intelligence (AI) infrastructure is expected to remain resilient over the next two years, although the escalating Middle East conflict could increase operating costs for consumer electronics markets.

The pressures from the fighting are expected to push up costs and further weigh on consumer electronics demand already pressured by memory shortages, Lite-On president Anson Chiu (邱森彬) told a news conference in Taipei.

The company had already adopted a conservative outlook for the segment earlier this year, even before the outbreak of the war, and the situation has since worsened as rising raw material costs add further pressure, Chiu said.



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- 4 Snake on a train spooks riders on Taipei MRT line
- 5 HIMARS to be deployed to islands



Lite-On Technology Corp president Anson Chiu holds a company signage at a media gathering in Taipei yesterday.

Photo: CNA

Lite-On has been adjusting its strategy for such products, shifting away from pursuing high-volume shipments in the mass market toward higher-value products with greater technological barriers, he said.

The company sees strong demand for AI infrastructure over the next two years, given sizable capital expenditures set by major cloud service providers, he said.

One of Lite-On's largest customers has orders covering at least the next year and a half, with shipments doubling and even tripling from original expectations, he said.

The company's new 110 kilowatt power shelves — designed mainly to support Nvidia Corp's Vera Rubin AI server platform — are expected to boost its AI business, Chiu said.

Based on customers' latest forecasts, demand in the second half of this year is expected to be stronger than anticipated in the fourth quarter last year, mainly driven by



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In a written statement regarding the outage, which began at 2:50pm, Chunghwa Post said that an investigation found the issue was caused by a disk drive error.

The outage affected cross-bank remittances, cross-bank withdrawals and fund transfers, in addition to the company's ATM network, it said.

upgrades in power shelf specifications and rising demand for new models, he said.

To meet customers' demand, Lite-On's new Kaohsiung plant is expected to begin operations in August, while additional manufacturing capacity in Vietnam could come online as early as the third quarter, he said.

Supply of the company's new power shelf products is expected to remain tight in the near term, but could begin to ease in the second half of this year after the new capacity comes online, Chiu said.

Regarding the company's backup battery unit business, Lite-On plans to expand production lines to about 12 this year, including four in Taiwan and four in China, he said.

The company's new capacity in the US would aim for greater automation, Chiu said. Lite-On plans to acquire an additional plant in North America, alongside its facility in Plano, Texas, with new capacity for higher-power products such as power racks expected to come online as early as next year, he said.



Attachment E - Application

Project Overview

Affiliated School District

Mckinney ISD

Project in Multiple ISD

No

Company Information

Company Legal Name

LITE-ON, INC.

Texas Taxpayer I.D.

32017376396

NAICS Code

334118

Property Activity

Manufacturing Facility

Form of Business

Corporation

Current on Tax Payment to the State of Texas?

Yes

Company Address

Street Address

720 S HILLVIEW DR

City

Milpitas

State

California

Zip Code

95035

Parent Company Information

Legal Name

LITE-ON Technology USA, Inc.

Taxpayer I.D.

371463847

Parent Company Address

Street Address

720 S. Hillview Drive

City

Milpitas

State

California

Zip Code

95035

Authorized Company Representative

Full Name

Ivy Lee

Title

Manager, Finance Center, Tax & Corporate Structure

Organization

LiteOn Technology Corp.

Phone Number

408-941-4540

Email Address

ivy.cr.lee@liteon.com

Country

Taiwan, Province of China

Street Address

No. 392, Ruiguang Rd., Neihu Dist., Taipei City, LITEON Technology

City

Taipei

State/Province

Taiwan

Postal Code

114, TW

2nd Authorized Company Representative

Full Name

Edward Chang

Title

North American Operation Lead

Organization

LITE-ON Technology USA, Inc.

Phone Number

945-393-8542

Email Address

Edward.Chang@liteon.com

Street Address

3605 E. Plano Pkwy, Suite 100

City

Plano

State

Texas

Zip Code

75074

Authorized Company Consultant

Full Name

Tori Macfarlan

Title

COO

Organization

Jetton Solutions

Phone Number

713-965-3881

Email Address

tori@jettonsolutions.com

Authorized School District Representative

Full Name

Dennis Womack

Title

Assistant Superintendent

Organization

Mckinney ISD

Phone Number

469-302-4025

Email Address

dwomack@mckinneyisd.net

Authorized School District Consultant

No Information provided

Project Information

County Name

Collin

County Population

1,064,465

Minimum Investment Required

\$200 million

Required No. of New Jobs

75 Jobs

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

Collin 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

To Be Determined

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

No

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
Texas Enterprise Fund	3,500,000

Taxing Entities

Entity Type	Entity Name	Tax Rate	Percentage
City	McKinney	0.412284	100
County	Collin	0.1493	100
I&S (ISD)	Mckinney ISD	0.37	100
M&O (ISD)	Mckinney ISD	0.7343	100
Other	Collin College	0.0812	100

Tax Abatements

Entity Type	Tax Abatement Description	Percentage	Start Year	End Year
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No tax abatements available

Project Timeline

Projected commencement year of construction *

2026

Projected completion year of construction *

2028

Projected commencement year of commercial operations

2026

First year of the incentive period

2029

Last year of the incentive period

2038

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?

Yes

Schedule A

Tax Year	Column A: Planned Investment	Column B: New Eligible Investment	Column C: Total investment
2026	\$ 50,000,000	\$ 45,000,000	\$ 95,000,000
2027	\$ 10,000,000	\$ 50,000,000	\$ 60,000,000
2028	\$ 35,000,000	\$ 10,000,000	\$ 45,000,000
		Total Investments	\$ 200,000,000

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	2026	\$33,750,000	\$44,270,000	\$78,020,000	\$33,750,000
2	2027	\$71,925,000	\$48,114,000	\$120,039,000	\$71,925,000
3	2028	\$80,863,500	\$64,217,000	\$145,080,500	\$80,863,500

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
4	2029	\$82,480,770	\$62,082,200	\$144,562,970	\$113,521,870
5	2030	\$84,130,385	\$62,018,400	\$146,148,785	\$115,139,585
6	2031	\$85,812,993	\$55,267,200	\$141,080,193	\$113,446,593
7	2032	\$87,529,253	\$47,527,200	\$135,056,453	\$111,292,853
8	2033	\$89,279,838	\$39,557,600	\$128,837,438	\$109,058,638
9	2034	\$91,065,435	\$33,073,800	\$124,139,235	\$107,602,335
10	2035	\$92,886,743	\$27,766,800	\$120,653,543	\$106,770,143
11	2036	\$94,744,478	\$24,892,800	\$119,637,278	\$107,190,878
12	2037	\$96,639,368	\$20,247,600	\$116,886,968	\$106,763,168

13	2038	\$98,572,155	\$18,360,000	\$116,932,155	\$107,752,155
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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
14	2039	\$100,543,598	\$16,492,200	\$117,035,798	\$117,035,798
15	2040	\$102,554,470	\$15,937,800	\$118,492,270	\$118,492,270
16	2041	\$104,605,560	\$15,482,400	\$120,087,960	\$120,087,960
17	2042	\$106,697,671	\$15,390,000	\$122,087,671	\$122,087,671
18	2043	\$108,831,624	\$15,390,000	\$124,221,624	\$124,221,624
19	2044	\$111,008,257	\$15,390,000	\$126,398,257	\$126,398,257
20	2045	\$113,228,422	\$15,390,000	\$128,618,422	\$128,618,422

Wage Requirements

Wage NAICS Code

334118

Indicate the NAICS level used

County

Texas Workforce Commission Quarterly Census of Employment and Wages Area

Collin

Annual Wages

Wage Reporting Year

Wage Reporting Quarter

Average Weekly Wage

2024	Q4	\$776.00
2025	Q1	\$1,511.00
2025	Q2	\$2,733.00
2025	Q3	\$2,459.00
Average Annual Wage: \$97,227		110% of Average Annual Wage: \$106,950

Authorized Company Representative (Applicant) Signature

Signature	Date
Tori Macfarlan	Thu Apr 09 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)*

Jobs, Energy, Technology and Innovation Act Application

Lite-On, Inc.

Description of Project: *Provide a detailed description of the proposed project.*

Project Description: As demand for computer peripheral equipment and power management systems expands across North America, Lite-On, Inc. requires additional U.S.-based manufacturing capacity to serve its growing customer base. The products to be manufactured at the proposed facility will be delivered to cloud service providers, OEMs, and enterprise infrastructure customers across the United States. Given the projected scale of near-term and long-term demand for these products, the Company has undertaken a structured site evaluation process to identify the optimal U.S. location to support these manufacturing requirements.

NAICS 334118 covers establishments primarily engaged in manufacturing computer terminals and other computer peripheral equipment. The proposed facility aligns with this classification because it will be engaged in the manufacture and integration of power supplies, power management systems, rack-mounted power solutions, and backup battery units that interface directly with server and computing infrastructure as peripheral systems.

Lite-On, Inc. is the United States subsidiary of Lite-On Technology Corporation, a publicly traded global electronics manufacturer headquartered in Taipei, Taiwan (Taiwan Stock Exchange, stock code: 2301) with consolidated global revenues exceeding approximately \$13 to \$15 billion USD annually. The company's core product lines include power supplies, power management systems, backup battery units, rack power solutions, optoelectronic components, and electronic components used in servers, telecommunications equipment, and cloud infrastructure.

Feedstock and Inputs: The proposed McKinney facility will receive electronic subassemblies, power conversion components, printed circuit assemblies, enclosures, thermal management materials, and firmware-integrated systems sourced from Lite-On Technology's global manufacturing network and qualified domestic suppliers. Final assembly, systems integration, functional testing, quality verification, and packaging will be performed on-site prior to outbound distribution. Finished products leaving the facility are purpose-built peripheral equipment designed to deliver reliable, high-efficiency power to server racks, computing platforms, and enterprise infrastructure systems.

Transportation and Markets: Inbound materials will be received via air and ground freight, leveraging the McKinney region's proximity to Dallas Fort Worth International Airport and major interstate corridors including Interstate 75 and U.S. Highway 380. Outbound finished products will be distributed directly to OEM customers, hyperscale cloud service providers, and other customers across North America through established freight and logistics partners. Primary markets include cloud infrastructure, telecommunications, and industrial automation sectors.

Proposed Project: Lite-On, Inc. is now considering a facility located at 300 and 310 Cypress Hill Drive, McKinney, Texas, within Collin County and the McKinney Independent School District. The

Jobs, Energy, Technology and Innovation Act Application

Lite-On, Inc.

Legal Description of the Real Property: *Provide the address and a legal description of the real property on which the proposed project will be located.*

Legal Description: The real property which is subject to this application currently consists of two platted parcels within the McKinney Logistics Center subdivision, Block A, Collin County, Texas, described as follows:

Parcel 1: McKinney Logistics Center, Block A, Lot 5R; Replat, City of McKinney, Collin County, Texas (12.34 acres), addressed as 300 Cypress Hill Drive, McKinney, Texas 75071 (Collin CAD Property ID: 2884301).

Parcel 2: McKinney Logistics Center, Block A, Lot 6; Replat, City of McKinney, Collin County, Texas (24.75 acres), addressed as 300 Cypress Hill Drive, McKinney, Texas 75071 (Collin CAD Property ID: 2884303).

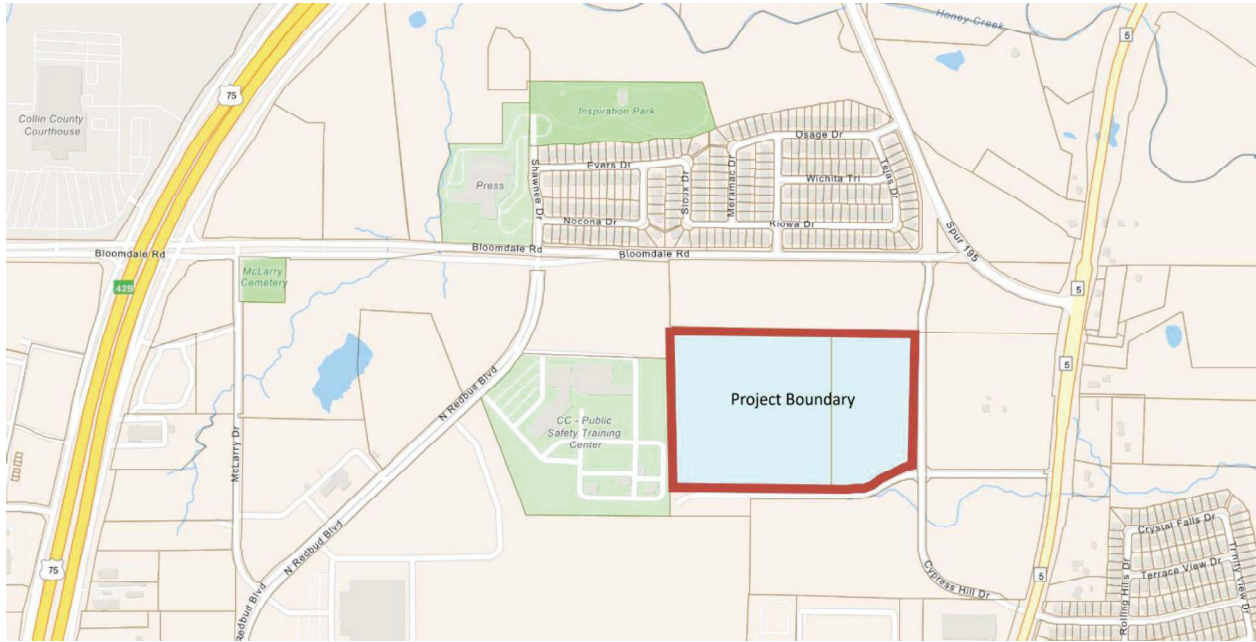
The two parcels together total approximately 37.09 acres. Both parcels are currently in the process of being replatted into two newly configured parcels with updated lot designations and addresses. The eligible property subject to this application corresponds to the parcel to be designated as 300 Cypress Hill Drive and 310 Cypress Hill Drive upon completion of the replat. The Applicant will provide updated legal descriptions and parcel numbers reflecting the newly designated lots upon recordation of the replat with Collin County, should the project move forward in Texas.



Jobs, Energy, Technology and Innovation Act Application

Lite-On, Inc.

Maps: Provide a high-resolution map depicting the eligible property and project boundary. Provide additional maps that show the proposed project boundary being located within the ISD, County, and Reinvestment or Enterprise Zone.

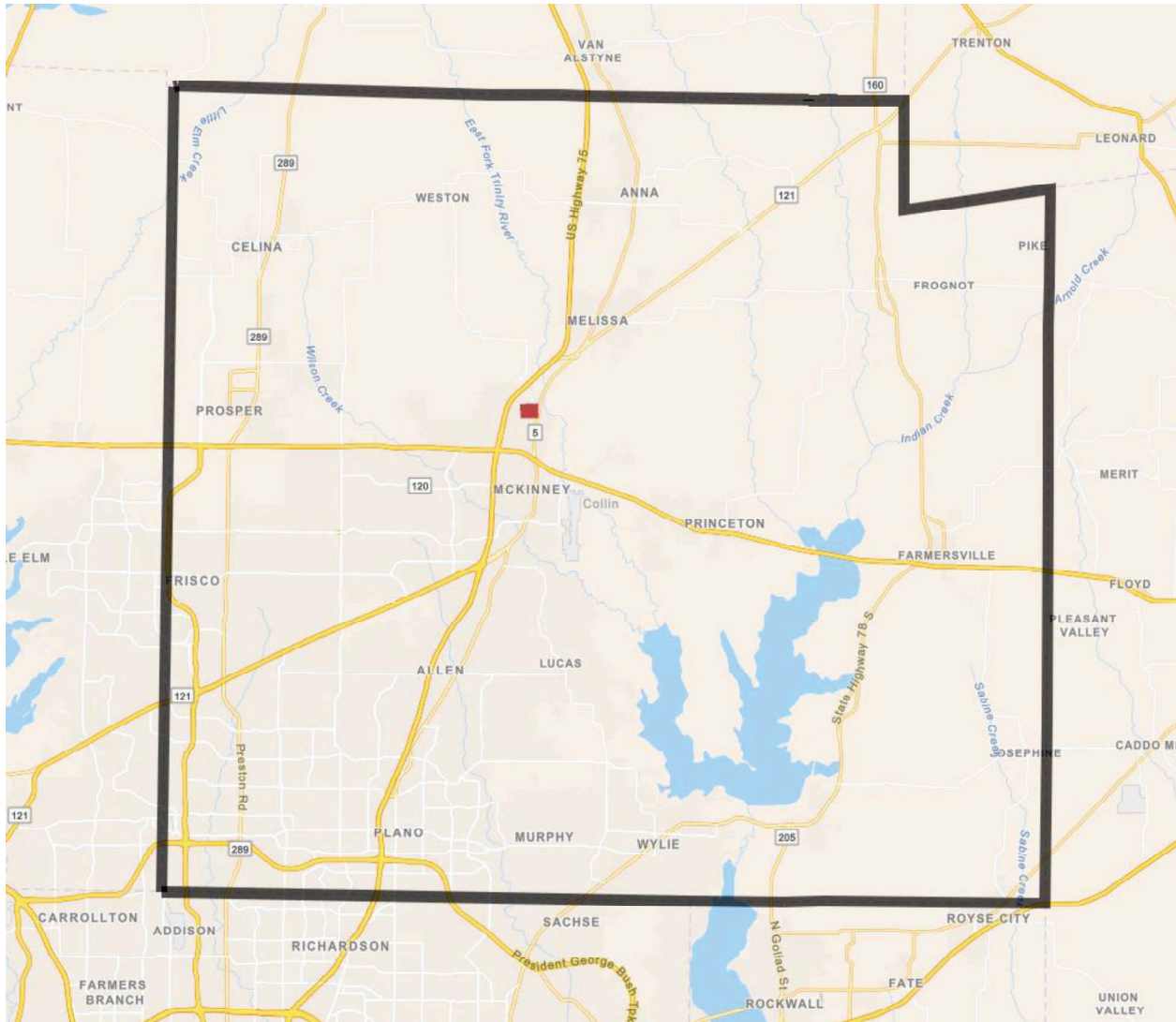
Eligible Property and Project Boundary





Legend	
Project Boundary	
Proposed Reinvestment Zone Boundary (same as project boundary)	

Project Boundary Located within the County

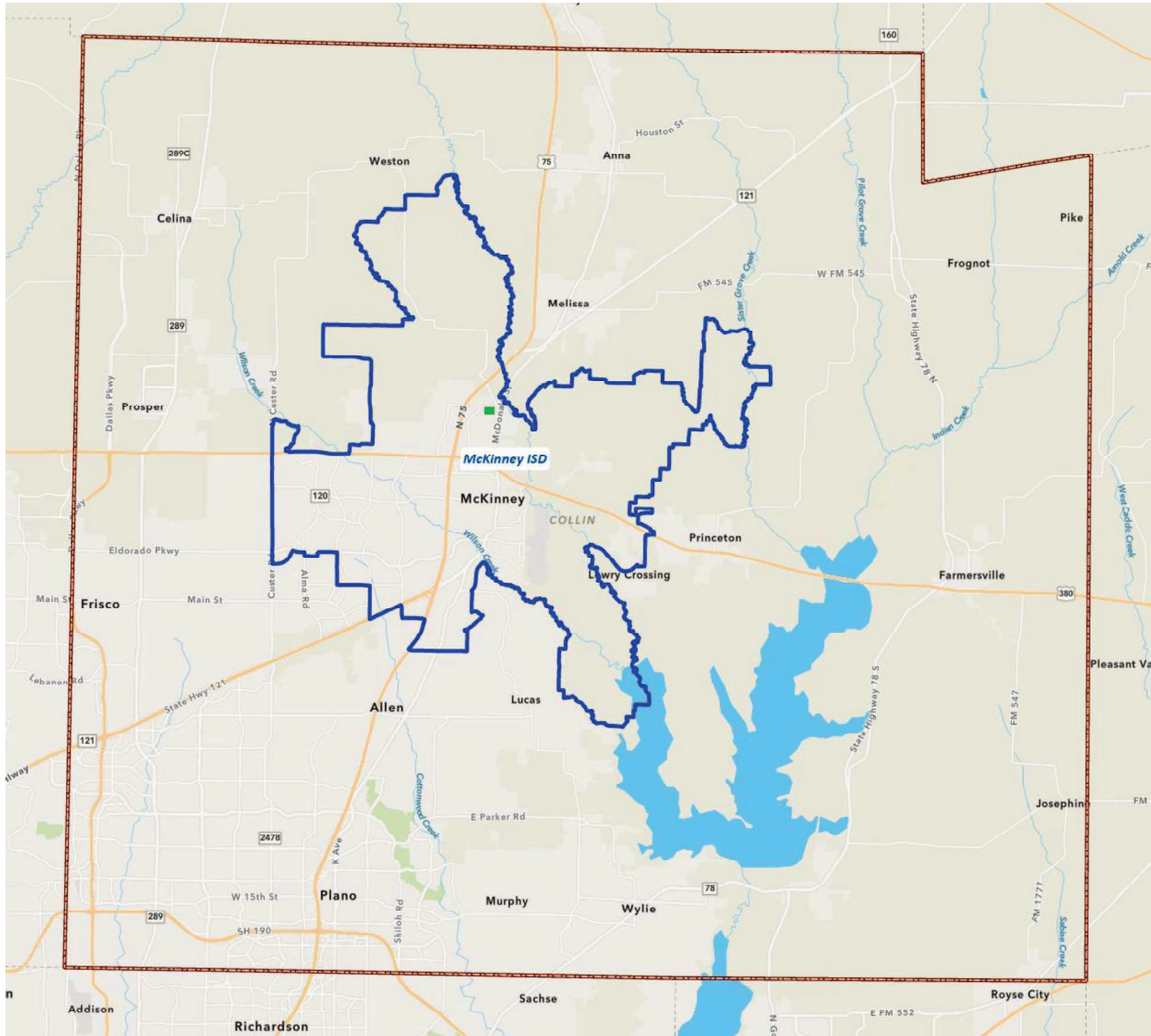
The project's property boundaries at 300 Cypress Hill Drive, McKinney, TX (and the to-be-replaced 310 Cypress Hill Drive) will be fully located within Collin County in the event the project moves forward.







Legend	
Project Boundary	
Collin County Boundary	

Project Boundary Located within the ISD, County, and Reinvestment Zone

The project will be fully located within Collin County and McKinney ISD. The City of McKinney is working with Lite-On to establish a Reinvestment Zone that will have the same boundaries as the project's property boundaries at 300 Cypress Hill Drive, McKinney, TX (and the to-be-replaced 310 Cypress Hill Drive) in the event the project moves forward.

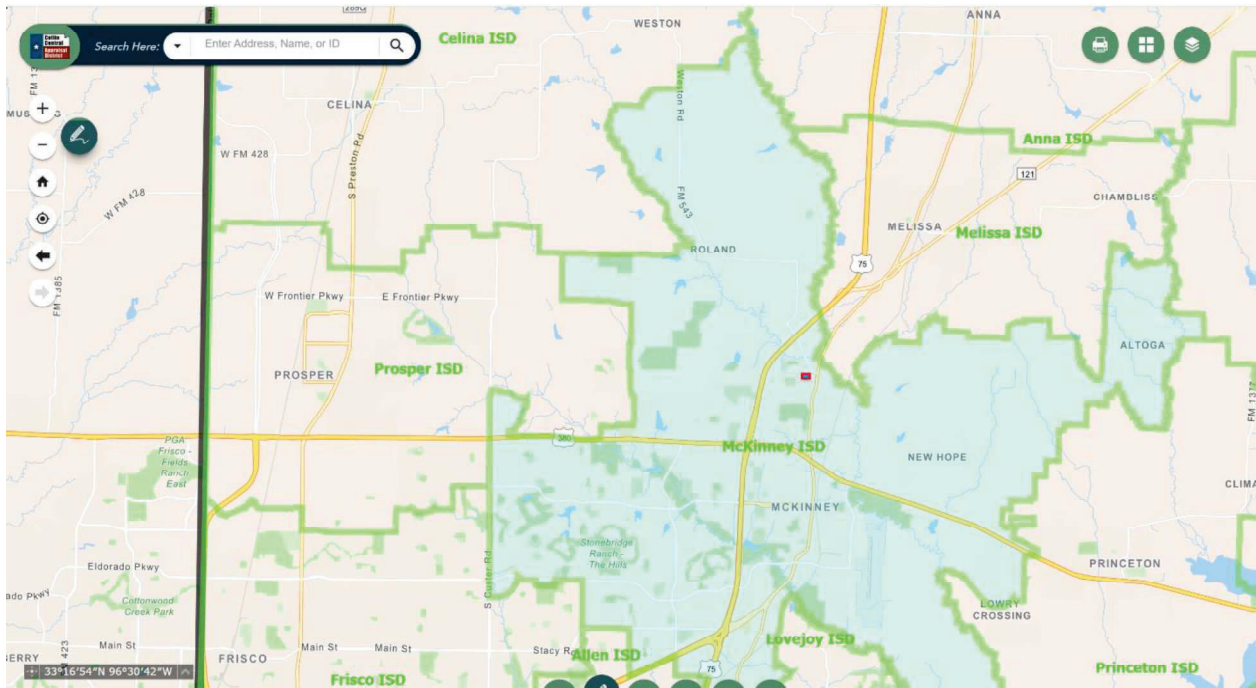






Legend	
Collin County	
McKinney ISD Boundary	
Project Boundary	
Proposed Reinvestment Zone Boundary (same as project boundary)	



Project Boundary Located within the ISD, County, and Reinvestment Zone

The City of McKinney is working with Lite-On to establish a Reinvestment Zone that will be coterminous with the project's property boundaries at 300 Cypress Hill Drive, McKinney, TX (and the to-be-replated 310 Cypress Hill Drive) in the event the project moves forward.

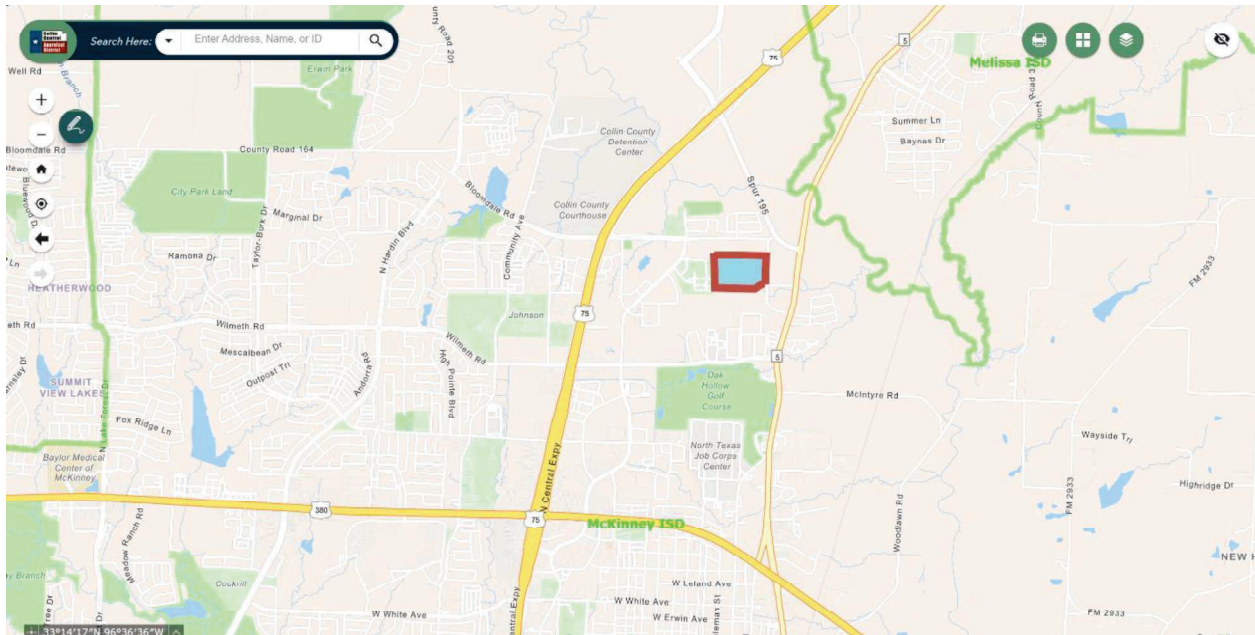





Legend	
Collin County Boundary	
McKinney ISD Boundary	
Project Boundary	
Proposed Reinvestment Zone Boundary (same as project boundary)	



Project Boundary Located within the ISD (Zoomed In) and Reinvestment Zone

The City of McKinney is working with Lite-On to establish a Reinvestment Zone that will be identical to the project's property boundaries at 300 Cypress Hill Drive, McKinney, TX (and the to-be-replaced 310 Cypress Hill Drive) in the event the project moves forward.



Legend	
Mckinney ISD Boundary	
Project Boundary	
Proposed Reinvestment Zone Boundary (same as project boundary)	

Jobs, Energy, Technology and Innovation Act Application

Lite-On, Inc.

Description of Eligible Property: *Provide a description, along with a detailed list, of all eligible property located within the project boundary for which the JETI limitation is being requested.*

Description of Eligible Property

This application covers all eligible real and personal property associated with the construction, fit-out, and operation of Lite-On Technology Corporation's U.S. manufacturing facility and North American Headquarters located at 300 and 310 Cypress Hill Drive, McKinney, Texas 75071 (Core5 Logistics Center at McKinney, Buildings D and E). All eligible investment described fall within the boundary (see picture below).

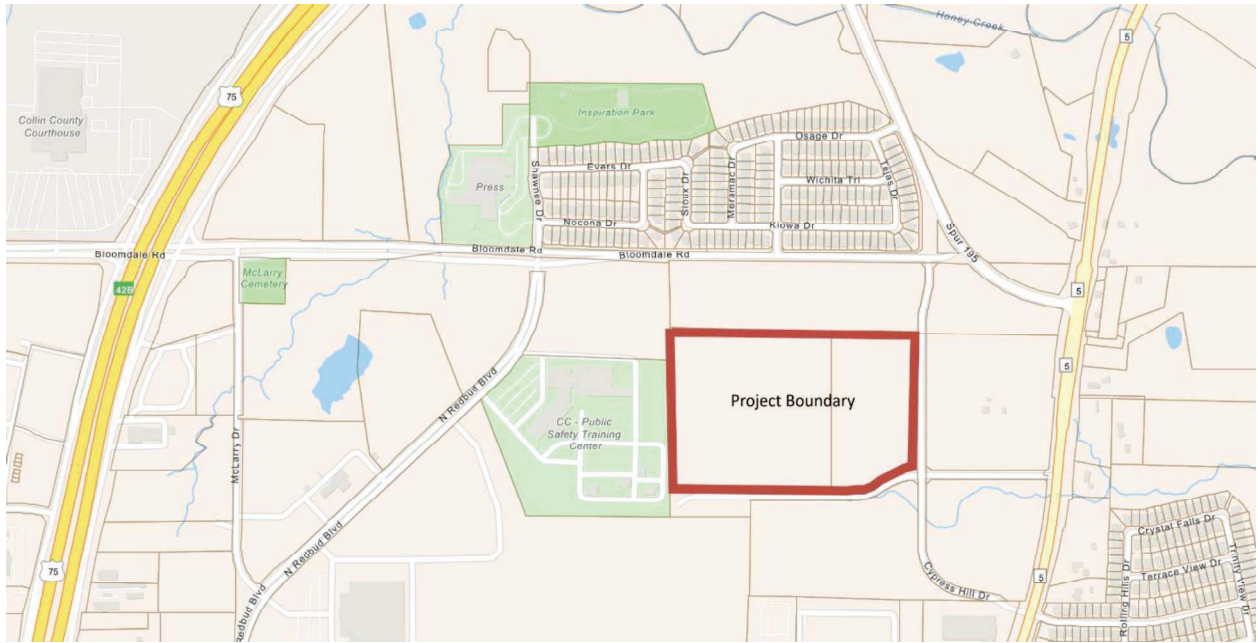
The facility will be used for the manufacturing and assembly of rack-level power supply systems, backup battery units, and integrated power management hardware used in data center and AI server infrastructure. The facility will produce power conversion, distribution, and control equipment that supports reliable electrical performance for advanced computing environments.

Lite-On is purchasing two shell buildings: Building D (300 Cypress Hill Dr., approximately 159,735 SF) and Building E (310 Cypress Hill Dr., approximately 492,368 SF). The buildings exist as unimproved shell structures. All tenant improvements, manufacturing infrastructure, and personal property described below represent new eligible investment being made by Lite-On.

The eligible property and project boundaries will be coterminous with a Reinvestment Zone established by the City of McKinney if Lite-On moves forward with the project.

The property to be built and/or installed includes but is not limited to the following:

- Tenant improvements and interior build-out of existing shell buildings
- Electrical infrastructure and power distribution upgrades
- Mechanical, HVAC, and utility systems
- On-site backup and bridge power infrastructure
- Manufacturing and assembly facilities and equipment
- IT and communications infrastructure
- Material handling systems and equipment
- Administrative offices and equipment



A detailed description of eligible property is provided in the confidential supplement uploaded separately.

Jobs, Energy, Technology and Innovation Act Application

Lite-On, Inc.

Description of Ineligible Property: *Provide a high-resolution map that depicts all existing property located within the project boundary. With this, provide a list that includes all buildings and improvements existing as of the application complete date. Sufficient detail that distinguishes existing property from future proposed property is required.*

Existing Property (Ineligible)

The following property exists as of the application complete date and is not eligible for the requested limitation:

- Land (approximately 37.07 acres comprising both parcels)
- Two newly constructed Class A industrial shell buildings, unimproved, as delivered by Core5 Industrial Partners
- All site improvements installed by the developer, including paved parking, drive aisles, and truck court areas.

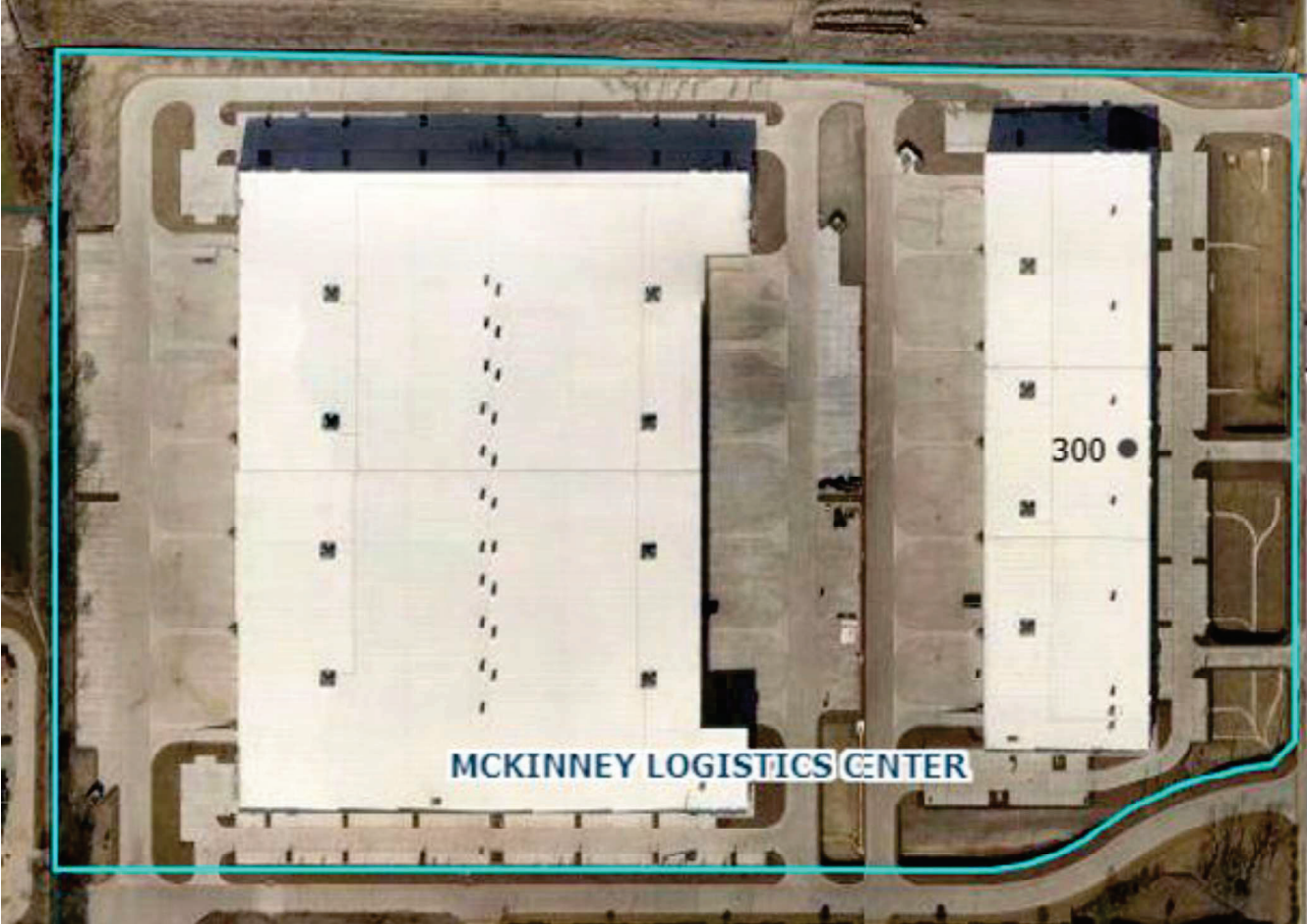
Existing Buildings and Improvements (Ineligible)

Building D, 300 Cypress Hill Drive Parcel ID: R1193900A005R1 Approximately 159,735 SF on approximately 12.33 acres Year built: 2026 Condition: Shell, unimproved


Building E, 310 Cypress Hill Drive Parcel ID: pending replat by Collin CAD Approximately 492,368 SF on approximately 24.74 acres Year built: 2026 Condition: Shell, unimproved

The existing shell buildings, underlying land, and developer-installed site improvements described above are not eligible for the requested JETI limitation. Lite-On's eligible investment will consist of new property installed during the qualifying investment period, including tenant build-out, manufacturing equipment, and other improvements as further described in the eligible property section.

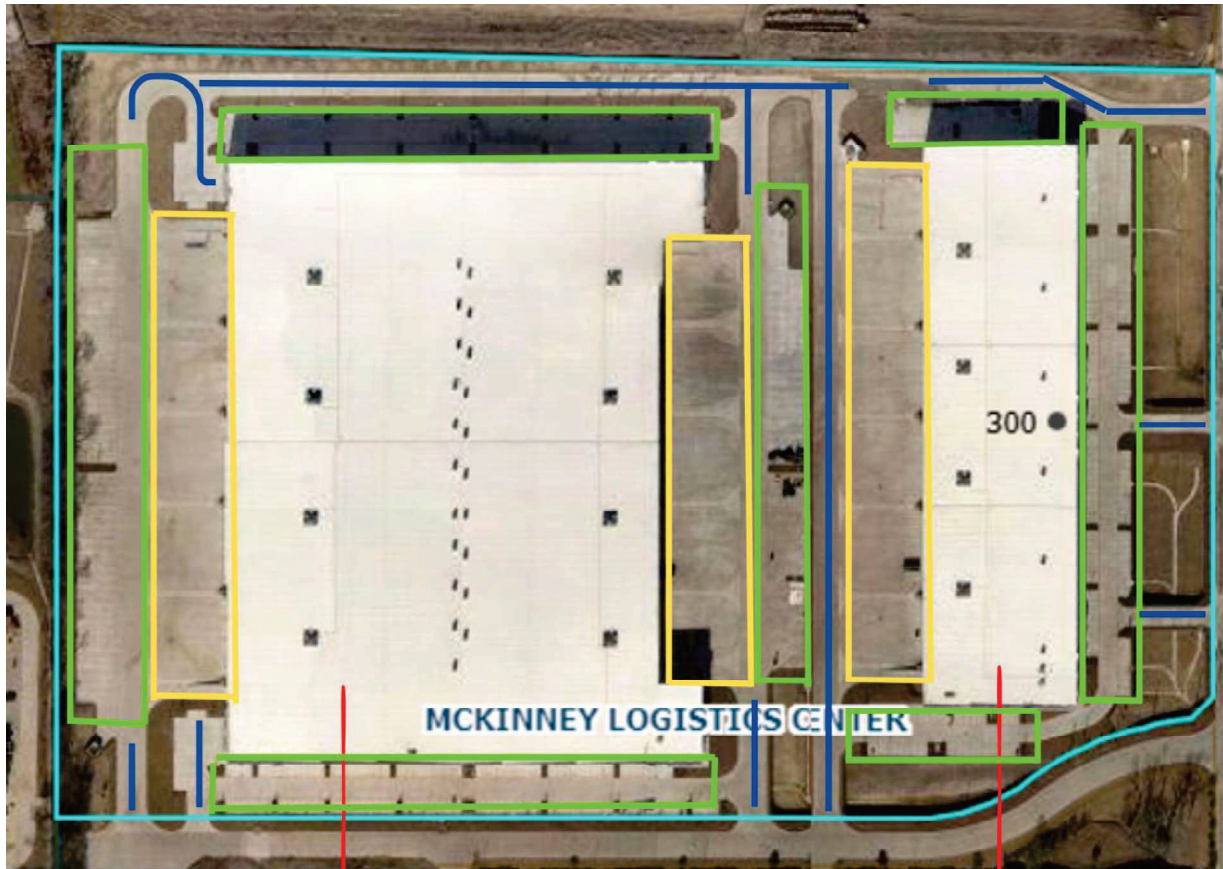
Project Boundary



Key

Project Boundary 

Property within the Project Boundary (Ineligible)



Building E
492,368 SF
Existing Shell

Building D
159,735 SF
Existing Shell

Key

Shell Buildings (labeled)

Existing Parking ———

Existing Truck Court ———

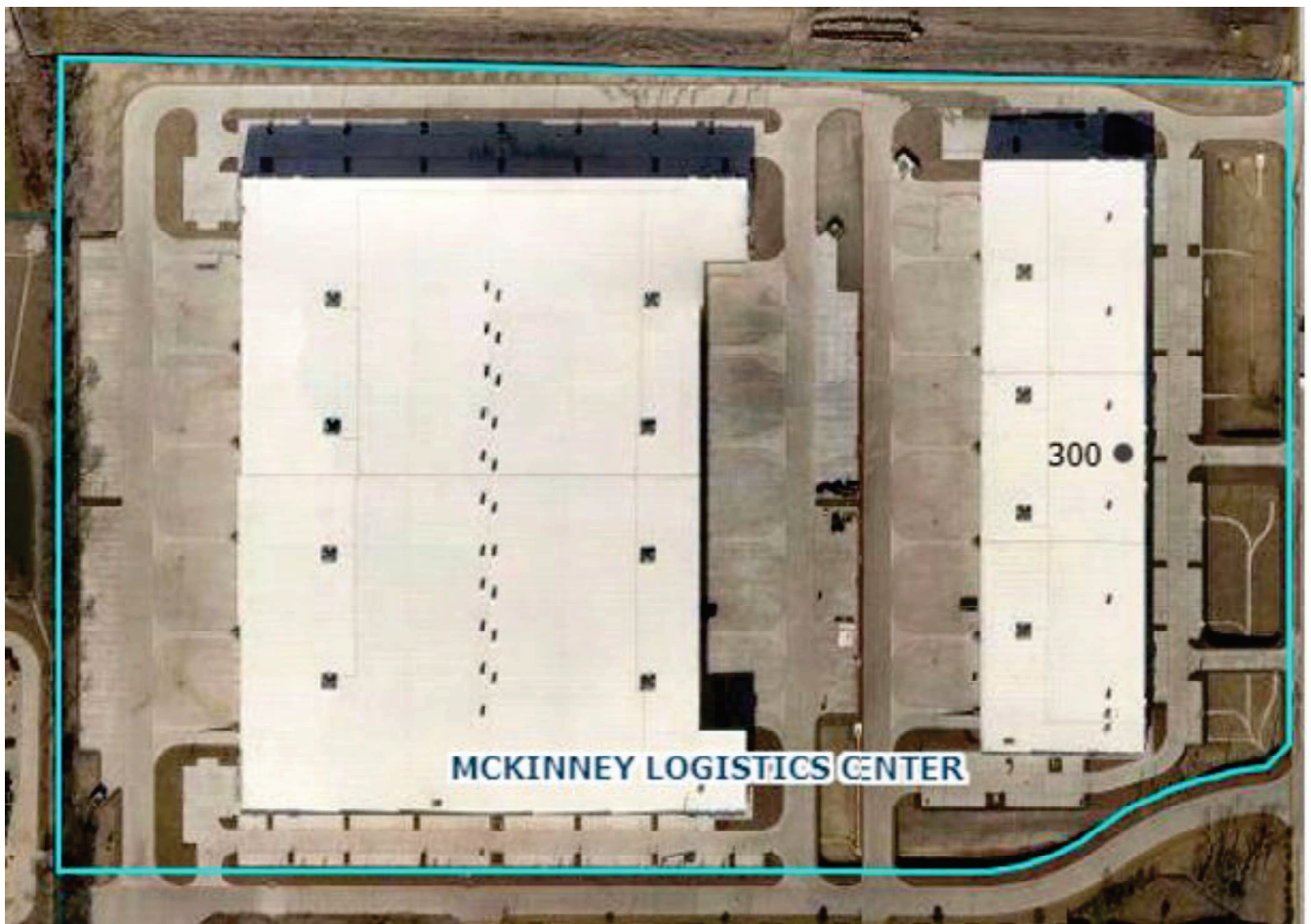
Existing Drive Aisles ———

Project Boundary ———


Description of Ineligible Property: Provide a high-resolution map and detailed description that depicts all of the proposed new property located within the project boundary that will not become new improvements. Sufficient information that distinguishes existing property from proposed new property that is or is not eligible for the limitation is required.

Lite-On's proposed investment within the project boundary, if the project moves forward, will consist entirely of new improvements eligible for the requested limitation, including build-out of the existing shell buildings, assembly and production equipment, and supporting infrastructure as further described in the Description of Eligible Property.

Proposed New Property That Will Not Become New Improvements



Key

Project Boundary 

Jobs, Energy, Technology and Innovation Act Application

Lite-On, Inc.

Limitation as a Compelling Factor: *Explain how the limitation is a compelling factor in a competitive site selection process.*

Limitation as a Compelling Factor: Lite-On, Inc. is engaged in an active, competitive U.S. site selection process to identify the optimal location for the proposed facility described in this application. Multiple states have been evaluated as part of this process, and Lite-On has been in active communication with economic development agencies in competing states, including Washington State and Tennessee, both of which have presented formal incentive proposals and engaged in documented application processes with the company.

Washington State's economic development office presented Lite-On with a formal incentive overview outlining available manufacturing tax preferences, including the state's Business and Occupation (B&O) tax structure, sales and use tax exemptions on qualifying machinery and equipment, and workforce training grant programs available to qualifying manufacturers.

Tennessee's Department of Economic and Community Development engaged Lite-On in a formal incentive application process, including an in-person site visit by Lite-On representatives, active coordination between the Tennessee ECD and Lite-On, and a preliminary recommendation from Tennessee's Grant Committee of a \$6,000,000 discretionary incentive for the project. Tennessee also noted the availability of additional statutory tax credits for which the project would be eligible.

Within Texas, the project team conducted a thorough site evaluation that included an alternative location within a federally designated Opportunity Zone in Grand Prairie. That site was eliminated from consideration due to insufficient power availability within the project's required timeline. As a result, McKinney represents the only remaining Texas site under active consideration.

The JETI limitation available through the State of Texas and the McKinney Independent School District is a compelling factor in Lite-On's site selection decision. The 10-year school district maintenance and operations tax appraised value limitation directly affects the long-term cost structure of operating the proposed facility in Texas and materially improves the comparative economics of the McKinney location relative to competing sites in other states. In the absence of the JETI limitation, the financial case for selecting Texas over competing states offering their own incentive packages would be significantly diminished. A final location decision has not been made. No public announcements have been made and no construction permits have been obtained.

Original correspondence from competing state economic development agencies, including formal incentive communications from Washington State and Tennessee, is included in the confidential supplement to this application.

Local Government Incentive Negotiations

Lite-On is currently engaged in active incentive negotiations with the McKinney Economic Development Corporation (MEDC) and the City of McKinney in connection with Project Plum Blossom.

Economic Benefit Statement for Project Plum Blossom in Collin County, TX

April 7, 2026

Prepared by:

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An Economic Benefit Statement for Project Plum Blossom

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 Project Plum Blossom in Collin 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 38-year period beginning with 3 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>
2026-2028	Construction
2029-2038	Incentive Period
2039-2063	Additional 25 Years

A Description of the Facility and Its Operations

Project Plum Blossom is seeking a U.S. location for their operation and North American Headquarters. The project includes the manufacturing and assembly of rack level power supply systems, backup battery units, and integrated power management hardware used in data center and AI server infrastructure, and will include research and development elements. Operations will include producing power conversion, distribution, and control equipment that supports reliable electrical performance for advanced computing environments.

Timeline for Permanent Employment and Investment

The facility's timeline for total jobs to be created and investment over the next 38 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
2026	153	<i>Construction</i>	\$45,000,000	\$50,000,000	\$95,000,000
2027	250	<i>Construction</i>	\$50,000,000	\$10,000,000	\$60,000,000
2028	17	<i>Construction</i>	\$10,000,000	\$25,000,000	\$35,000,000
2029	44	<i>Incentive Year 1</i>	\$0	\$3,000,000	\$3,000,000
2030	36	<i>Incentive Year 2</i>	\$0	\$7,000,000	\$7,000,000
2031	0	<i>Incentive Year 3</i>	\$0	\$0	\$0
2032	0	<i>Incentive Year 4</i>	\$0	\$0	\$0
2033	0	<i>Incentive Year 5</i>	\$0	\$0	\$0
2034	0	<i>Incentive Year 6</i>	\$0	\$0	\$0
2035	0	<i>Incentive Year 7</i>	\$0	\$0	\$0
2036	0	<i>Incentive Year 8</i>	\$0	\$0	\$0
2037	0	<i>Incentive Year 9</i>	\$0	\$0	\$0
2038	0	<i>Incentive Year 10</i>	\$0	\$0	\$0
2039	0		\$0	\$0	\$0
2040	0		\$0	\$0	\$0
2041	0		\$0	\$0	\$0
2042	0		\$0	\$0	\$0
2043	0		\$0	\$0	\$0
2044	0		\$0	\$0	\$0
2045	0		\$0	\$0	\$0
2046	0		\$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

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			Total JETI Investment
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
<u>Total</u>	<u>500</u>	<u>\$105,000,000</u>	<u>\$95,000,000</u>	<u>\$200,000,000</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	\$200,000,000
Total Employment	500

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 38 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
2026	\$33,750,000	\$44,270,000	\$78,020,000
2027	\$71,925,000	\$48,114,000	\$120,039,000
2028	\$80,863,500	\$64,217,000	\$145,080,500
2029	\$82,480,770	\$62,082,200	\$144,562,970
2030	\$84,130,385	\$62,018,400	\$146,148,785
2031	\$85,812,993	\$55,267,200	\$141,080,193
2032	\$87,529,253	\$47,527,200	\$135,056,453
2033	\$89,279,838	\$39,557,600	\$128,837,438
2034	\$91,065,435	\$33,073,800	\$124,139,235
2035	\$92,886,743	\$27,766,800	\$120,653,543
2036	\$94,744,478	\$24,892,800	\$119,637,278
2037	\$96,639,368	\$20,247,600	\$116,886,968
2038	\$98,572,155	\$18,360,000	\$116,932,155
2039	\$100,543,598	\$16,492,200	\$117,035,798
2040	\$102,554,470	\$15,937,800	\$118,492,270
2041	\$104,605,560	\$15,482,400	\$120,087,960
2042	\$106,697,671	\$15,390,000	\$122,087,671
2043	\$108,831,624	\$15,390,000	\$124,221,624
2044	\$111,008,257	\$15,390,000	\$126,398,257
2045	\$113,228,422	\$15,390,000	\$128,618,422
2046	\$115,492,990	\$15,390,000	\$130,882,990
2047	\$117,802,850	\$15,390,000	\$133,192,850
2048	\$120,158,907	\$15,390,000	\$135,548,907
2049	\$122,562,085	\$15,390,000	\$137,952,085
2050	\$125,013,327	\$15,390,000	\$140,403,327
2051	\$127,513,594	\$15,390,000	\$142,903,594
2052	\$130,063,866	\$15,390,000	\$145,453,866
2053	\$132,665,143	\$15,390,000	\$148,055,143
2054	\$135,318,446	\$15,390,000	\$150,708,446
2055	\$138,024,815	\$15,390,000	\$153,414,815

Table 3 continued on the next page

Table 3 - Continued			
Appraised Value of the Facility's Investment			
Year			Total Appraised Value of Investment
2056	\$140,785,311	\$15,390,000	\$156,175,311
2057	\$143,601,017	\$15,390,000	\$158,991,017
2058	\$146,473,037	\$15,390,000	\$161,863,037
2059	\$149,402,498	\$15,390,000	\$164,792,498
2060	\$152,390,548	\$15,390,000	\$167,780,548
2061	\$155,438,359	\$15,390,000	\$170,828,359
2062	\$158,547,126	\$15,390,000	\$173,937,126
2063	\$161,718,069	\$15,390,000	\$177,108,069

Appraised Value Assumptions:

Buildings and Other Real Property Improvements Value: Assumed to be 75% of the building investments, with 2% annual appreciation.

Machinery & Equipment Value: Depreciated according to the county's depreciation schedules.

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

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

Table 4		
Taxing Units and Tax Rates (Per \$100 of Taxable Value) at Proposed Site		
City:	City of McKinney	0.412284
County:	Collin County	0.149343
School:	McKinney ISD	1.104300
	<i>M&O Rate:</i>	<i>0.73430</i>
	<i>I&S Rate:</i>	<i>0.37000</i>
Spec Dist #1:	Collin College	0.081220
<u>Total Rate</u>		<u>1.747147</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 38 Years		
City:	City of McKinney	\$21,620,208
County:	Collin County	\$7,831,560
School:	McKinney ISD	\$50,639,230
	<i>M&O Taxes:</i>	\$31,236,399
	<i>I&S Taxes:</i>	\$19,402,831
Spec Dist #1:	Collin College	\$4,259,184
<u>Total</u>		<u>\$84,350,182</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: McKinney 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
2026	\$0	0.73430	\$0	\$78,020,000	0.37000	\$288,674	\$288,674
2027	\$0	0.73430	\$0	\$120,039,000	0.37000	\$444,144	\$444,144
2028	\$0	0.73430	\$0	\$145,080,500	0.37000	\$536,798	\$536,798
2029	\$72,281,485	0.73430	\$530,763	\$144,562,970	0.37000	\$534,883	\$1,065,646
2030	\$73,074,393	0.73430	\$536,585	\$146,148,785	0.37000	\$540,751	\$1,077,336
2031	\$70,540,097	0.73430	\$517,976	\$141,080,193	0.37000	\$521,997	\$1,039,973
2032	\$67,528,226	0.73430	\$495,860	\$135,056,453	0.37000	\$499,709	\$995,569
2033	\$64,418,719	0.73430	\$473,027	\$128,837,438	0.37000	\$476,699	\$949,725
2034	\$62,069,617	0.73430	\$455,777	\$124,139,235	0.37000	\$459,315	\$915,092
2035	\$60,326,772	0.73430	\$442,979	\$120,653,543	0.37000	\$446,418	\$889,398
2036	\$59,818,639	0.73430	\$439,248	\$119,637,278	0.37000	\$442,658	\$881,906
2037	\$58,443,484	0.73430	\$429,151	\$116,886,968	0.37000	\$432,482	\$861,632
2038	\$58,466,078	0.73430	\$429,316	\$116,932,155	0.37000	\$432,649	\$861,965
2039	\$117,035,798	0.73430	\$859,394	\$117,035,798	0.37000	\$433,032	\$1,292,426
2040	\$118,492,270	0.73430	\$870,089	\$118,492,270	0.37000	\$438,421	\$1,308,510
2041	\$120,087,960	0.73430	\$881,806	\$120,087,960	0.37000	\$444,325	\$1,326,131
2042	\$122,087,671	0.73430	\$896,490	\$122,087,671	0.37000	\$451,724	\$1,348,214
2043	\$124,221,624	0.73430	\$912,159	\$124,221,624	0.37000	\$459,620	\$1,371,779

Table 6 continued on the next page

Table 6 - Continued
Ad Valorem Taxes for School District on Investment: McKinney 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
2044	\$126,398,257	0.73430	\$928,142	\$126,398,257	0.37000	\$467,674	\$1,395,816
2045	\$128,618,422	0.73430	\$944,445	\$128,618,422	0.37000	\$475,888	\$1,420,333
2046	\$130,882,990	0.73430	\$961,074	\$130,882,990	0.37000	\$484,267	\$1,445,341
2047	\$133,192,850	0.73430	\$978,035	\$133,192,850	0.37000	\$492,814	\$1,470,849
2048	\$135,548,907	0.73430	\$995,336	\$135,548,907	0.37000	\$501,531	\$1,496,867
2049	\$137,952,085	0.73430	\$1,012,982	\$137,952,085	0.37000	\$510,423	\$1,523,405
2050	\$140,403,327	0.73430	\$1,030,982	\$140,403,327	0.37000	\$519,492	\$1,550,474
2051	\$142,903,594	0.73430	\$1,049,341	\$142,903,594	0.37000	\$528,743	\$1,578,084
2052	\$145,453,866	0.73430	\$1,068,068	\$145,453,866	0.37000	\$538,179	\$1,606,247
2053	\$148,055,143	0.73430	\$1,087,169	\$148,055,143	0.37000	\$547,804	\$1,634,973
2054	\$150,708,446	0.73430	\$1,106,652	\$150,708,446	0.37000	\$557,621	\$1,664,273
2055	\$153,414,815	0.73430	\$1,126,525	\$153,414,815	0.37000	\$567,635	\$1,694,160
2056	\$156,175,311	0.73430	\$1,146,795	\$156,175,311	0.37000	\$577,849	\$1,724,644
2057	\$158,991,017	0.73430	\$1,167,471	\$158,991,017	0.37000	\$588,267	\$1,755,738
2058	\$161,863,037	0.73430	\$1,188,560	\$161,863,037	0.37000	\$598,893	\$1,787,454
2059	\$164,792,498	0.73430	\$1,210,071	\$164,792,498	0.37000	\$609,732	\$1,819,804
2060	\$167,780,548	0.73430	\$1,232,013	\$167,780,548	0.37000	\$620,788	\$1,852,801
2061	\$170,828,359	0.73430	\$1,254,393	\$170,828,359	0.37000	\$632,065	\$1,886,458
2062	\$173,937,126	0.73430	\$1,277,220	\$173,937,126	0.37000	\$643,567	\$1,920,788
2063	\$177,108,069	0.73430	\$1,300,505	\$177,108,069	0.37000	\$655,300	\$1,955,804
Total			\$31,236,399			\$19,402,831	\$50,639,230

* 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	City of McKinney 0.412284	Collin County 0.149343	Other Local Districts 0.081220	Total
2026	\$321,664	\$116,517	\$63,368	\$501,549
2027	\$494,902	\$179,270	\$97,496	\$771,667
2028	\$598,144	\$216,668	\$117,834	\$932,646
2029	\$596,010	\$215,895	\$117,414	\$929,319
2030	\$602,548	\$218,263	\$118,702	\$939,513
2031	\$581,651	\$210,693	\$114,585	\$906,930
2032	\$556,816	\$201,697	\$109,693	\$868,206
2033	\$531,176	\$192,410	\$104,642	\$828,228
2034	\$511,806	\$185,393	\$100,826	\$798,025
2035	\$497,435	\$180,188	\$97,995	\$775,618
2036	\$493,245	\$178,670	\$97,169	\$769,085
2037	\$481,906	\$174,563	\$94,936	\$751,404
2038	\$482,093	\$174,630	\$94,972	\$751,695
2039	\$482,520	\$174,785	\$95,056	\$752,361
2040	\$488,525	\$176,960	\$96,239	\$761,724
2041	\$495,103	\$179,343	\$97,535	\$771,982
2042	\$503,348	\$182,329	\$99,160	\$784,837
2043	\$512,146	\$185,516	\$100,893	\$798,555
2044	\$521,120	\$188,767	\$102,661	\$812,547
2045	\$530,273	\$192,083	\$104,464	\$826,820
2046	\$539,610	\$195,465	\$106,303	\$841,377
2047	\$549,133	\$198,914	\$108,179	\$856,226
2048	\$558,846	\$202,433	\$110,093	\$871,372
2049	\$568,754	\$206,022	\$112,045	\$886,821
2050	\$578,860	\$209,683	\$114,036	\$902,579
2051	\$589,169	\$213,417	\$116,066	\$918,651
2052	\$599,683	\$217,225	\$118,138	\$935,046
2053	\$610,408	\$221,110	\$120,250	\$951,768
2054	\$621,347	\$225,073	\$122,405	\$968,825
2055	\$632,505	\$229,114	\$124,604	\$986,223
2056	\$643,886	\$233,237	\$126,846	\$1,003,968
2057	\$655,495	\$237,442	\$129,133	\$1,022,069
2058	\$667,335	\$241,731	\$131,465	\$1,040,532
2059	\$679,413	\$246,106	\$133,844	\$1,059,364
2060	\$691,732	\$250,569	\$136,271	\$1,078,572

Table 7 continued on the next page

Table 7 - Continued				
Ad Valorem Taxes for Other Taxing Units on Investment				
Year	City of McKinney 0.412284	Collin County 0.149343	Other Local Districts 0.081220	Total
2061	\$704,298	\$255,120	\$138,747	\$1,098,165
2062	\$717,115	\$259,763	\$141,272	\$1,118,150
2063	\$730,188	\$264,499	\$143,847	\$1,138,534
<u>Total</u>	<u>\$21,620,208</u>	<u>\$7,831,560</u>	<u>\$4,259,184</u>	<u>\$33,710,951</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	\$105.00 M	\$151.87 M	\$256.87 M
Construction employment (annual average)	195	253	448
Payroll / increase in state personal income	\$42.00 M	\$42.21 M	\$84.21 M

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 2030	38-Year Total
Economic output / increase in gross state product:			
	Direct	\$211.47 M	\$12.78 B
	Indirect & Induced	\$199.60 M	\$12.06 B
	<u>Total</u>	<u>\$411.07 M</u>	<u>\$24.84 B</u>
Employment:			
	Direct	500	500
	Indirect & Induced	1,204	1,204
	<u>Total</u>	<u>1,704</u>	<u>1,704</u>
Payroll / increase in state personal income:			
	Direct	\$61.21 M	\$3.70 B
	Indirect & Induced	\$60.26 M	\$3.64 B
	<u>Total</u>	<u>\$121.47 M</u>	<u>\$7.34 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 Collin 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	\$105.00 M	\$58.35 M	\$163.35 M
Construction employment (annual average)	195	102	297
Payroll / increase in county personal income	\$42.00 M	\$17.71 M	\$59.71 M

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 Collin County economy.

Table 11			
Total Economic Impact During the Facility's Operations in Collin County			
		Annually at Full Operations in 2030	38-Year Total
Economic output / increase in gross area product:			
	Direct	\$211.47 M	\$12.78 B
	Indirect & Induced	\$58.03 M	\$3.51 B
	<u>Total</u>	<u>\$269.49 M</u>	<u>\$16.29 B</u>
Employment:			
	Direct	500	500
	Indirect & Induced	439	439
	<u>Total</u>	<u>939</u>	<u>939</u>
Payroll/Personal Income:			
	Direct	\$61.21 M	\$3.70 B
	Indirect & Induced	\$20.82 M	\$1.26 B
	<u>Total</u>	<u>\$82.03 M</u>	<u>\$4.96 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:

	Sales Tax Collections	Franchise Tax Collections	Other Taxes and Revenues	Total Tax Revenues
State of Texas	\$3,633,969	\$192,654	\$1,433,500	\$5,260,123
Nearby Cities	\$290,718	\$0	\$0	\$290,718
Collin County	\$0	\$0	\$0	\$0
Total	\$3,924,687	\$192,654	\$1,433,500	\$5,550,841

The state and local tax revenues from the facility's operations over the 38-year period is shown below.

	Sales Tax Collections	Hotel Taxes	Franchise Tax Collections	Other Taxes and Revenues	Property Taxes*	Total Tax Revenues
State of Texas	\$134,808,555	\$0	\$18,631,333	\$121,247,014	\$0	\$274,686,902
Nearby Cities	\$10,784,684	\$0	\$0	\$0	\$46,374,970	\$57,159,655
Collin County	\$0	\$0	\$0	\$0	\$16,798,559	\$16,798,559
McKinney ISD	\$0	\$0	\$0	\$0	\$116,944,699	\$116,944,699
Collin College	\$0	\$0	\$0	\$0	\$9,135,875	\$9,135,875
Total	\$145,593,239	\$0	\$18,631,333	\$121,247,014	\$189,254,103	\$474,725,689

* 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	\$2,265,625	\$2,994,498	\$5,260,123
Local Districts	\$181,250	\$109,468	\$290,718
<u>Total</u>	<u>\$2,446,875</u>	<u>\$3,103,966</u>	<u>\$5,550,841</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	\$17,571,605	\$257,115,297	\$274,686,902
Local Districts	\$189,893,071	\$10,145,717	\$200,038,788
<u>Total</u>	<u>\$207,464,676</u>	<u>\$267,261,013</u>	<u>\$474,725,689</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 shown below based on the impact by industry.

	New Spending	Percent of Total
Agriculture, forestry, fishing and hunting	\$951,492	0.5%
Mining, quarrying, and oil and gas extraction	\$1,226,368	0.6%
Utilities	\$4,017,412	2.0%
Construction	\$1,839,552	0.9%
Durable goods manufacturing	\$16,682,834	8.4%
Nondurable goods manufacturing	\$12,496,267	6.3%
Wholesale trade	\$18,437,809	9.2%
Retail trade	\$13,299,750	6.7%
Transportation and warehousing	\$7,421,641	3.7%
Information	\$7,231,342	3.6%
Finance and insurance	\$19,875,619	10.0%
Real estate and rental and leasing	\$28,861,937	14.5%
Professional, scientific, and technical services	\$15,689,053	7.9%
Management of companies and enterprises	\$9,430,347	4.7%
Administrative & support & waste mgmt & remediation svcs	\$7,759,949	3.9%
Educational services	\$2,347,015	1.2%
Health care and social assistance	\$16,175,371	8.1%
Arts, entertainment, and recreation	\$1,564,676	0.8%
Accommodation	\$1,458,955	0.7%
Food services and drinking places	\$6,258,706	3.1%
Other services	\$6,575,870	3.3%
Total	\$199,601,965	100.0%

The industries most affected by the project will include:

1. Real estate and rental and leasing
2. Finance and insurance
3. Wholesale trade
4. Durable goods manufacturing
5. Health care and social assistance

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
2026	\$45,000,000
2027	\$50,000,000
2028	\$10,000,000
2029	\$0
2030	\$0
<u>Total</u>	<u>\$105,000,000</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
2026	\$45,000,000	\$65,088,000	\$110,088,000
2027	\$50,000,000	\$72,320,000	\$122,320,000
2028	\$10,000,000	\$14,464,000	\$24,464,000
2029	\$0	\$0	\$0
2030	\$0	\$0	\$0
<u>Total</u>	<u>\$105,000,000</u>	<u>\$151,872,000</u>	<u>\$256,872,000</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
2026	\$45,000,000	250
2027	\$50,000,000	278
2028	\$10,000,000	56
2029	\$0	0
2030	\$0	0
<u>Total</u>	<u>\$105,000,000</u>	
<u>Average construction jobs per year</u>		<u>195</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
2026	250	325	576
2027	278	362	640
2028	56	72	128
2029	0	0	0
2030	0	0	0
<u>Annual Avg.</u>	<u>195</u>	<u>253</u>	<u>448</u>

Construction Payroll

Construction workers will have the following payrolls:

Table 22		
Direct Construction Payroll		
Year	Construction Costs	Total Construction Payroll
2026	\$45,000,000	\$18,000,000
2027	\$50,000,000	\$20,000,000
2028	\$10,000,000	\$4,000,000
2029	\$0	\$0
2030	\$0	\$0
<u>Total</u>	<u>\$105,000,000</u>	<u>\$42,000,000</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
2026	\$18,000,000	\$18,088,200	\$36,088,200
2027	\$20,000,000	\$20,098,000	\$40,098,000
2028	\$4,000,000	\$4,019,600	\$8,019,600
2029	\$0	\$0	\$0
2030	\$0	\$0	\$0
Total	<u>\$42,000,000</u>	<u>\$42,205,800</u>	<u>\$84,205,800</u>

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	50%
Percent of worker salaries spent on taxable goods and services	26%
Estimated percent of machinery and equipment subject to sales tax	5.0%

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
2026	\$2,500,000	\$27,000,000	\$13,500,000	\$9,382,932	\$25,382,932
2027	\$500,000	\$30,000,000	\$15,000,000	\$10,425,480	\$25,925,480
2028	\$1,250,000	\$6,000,000	\$3,000,000	\$2,085,096	\$6,335,096
2029	\$150,000	\$0	\$0	\$0	\$150,000
2030	\$350,000	\$0	\$0	\$0	\$350,000
Total	\$4,750,000	\$63,000,000	\$31,500,000	\$21,893,508	\$58,143,508

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
2026	\$156,250	\$843,750	\$586,433	\$1,586,433	\$1,000,000	\$586,433
2027	\$31,250	\$937,500	\$651,593	\$1,620,343	\$968,750	\$651,593
2028	\$78,125	\$187,500	\$130,319	\$395,944	\$265,625	\$130,319
2029	\$9,375	\$0	\$0	\$9,375	\$9,375	\$0
2030	\$21,875	\$0	\$0	\$21,875	\$21,875	\$0
Total	\$296,875	\$1,968,750	\$1,368,344	\$3,633,969	\$2,265,625	\$1,368,344

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
2026	\$4,500,000	\$6,508,800	\$11,008,800
2027	\$5,000,000	\$7,232,000	\$12,232,000
2028	\$1,000,000	\$1,446,400	\$2,446,400
2029	\$0	\$0	\$0
2030	\$0	\$0	\$0
Total	\$10,500,000	\$15,187,200	\$25,687,200

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
2026	\$11,008,800	\$82,566
2027	\$12,232,000	\$91,740
2028	\$2,446,400	\$18,348
2029	\$0	\$0
2030	\$0	\$0
<u>Total</u>	<u>\$25,687,200</u>	<u>\$192,654</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	\$293
<u>Total</u>	<u>\$1,046</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
2026	\$21,592	\$251,901	\$55,850	\$104,215	\$168,702	\$602,260
2027	\$24,710	\$288,287	\$63,917	\$119,269	\$193,070	\$689,253
2028	\$5,090	\$59,387	\$13,167	\$24,569	\$39,772	\$141,986
2029	\$0	\$0	\$0	\$0	\$0	\$0
2030	\$0	\$0	\$0	\$0	\$0	\$0
<u>Total</u>	<u>\$51,392</u>	<u>\$599,576</u>	<u>\$132,935</u>	<u>\$248,053</u>	<u>\$401,544</u>	<u>\$1,433,500</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
2026	\$1,586,433	\$82,566	\$602,260	\$2,271,260
2027	\$1,620,343	\$91,740	\$689,253	\$2,401,336
2028	\$395,944	\$18,348	\$141,986	\$556,278
2029	\$9,375	\$0	\$0	\$9,375
2030	\$21,875	\$0	\$0	\$21,875
<u>Total</u>	<u>\$3,633,969</u>	<u>\$192,654</u>	<u>\$1,433,500</u>	<u>\$5,260,123</u>

State of Texas Economic Impacts During the Facility's Operations

The facility's estimated annual revenues during the first 38 years are shown below:

Table 32		
Facility's Estimated Annual Operating Revenues		
		Total Operating Revenues
2026	Year 1	\$57,492,521
2027	Year 2	\$155,977,586
2028	Year 3	\$167,434,004
2029	Year 4	\$190,523,950
2030	Year 5	\$211,465,160
2031	Year 6	\$217,809,115
2032	Year 7	\$224,343,389
2033	Year 8	\$231,073,690
2034	Year 9	\$238,005,901
2035	Year 10	\$245,146,078
2036	Year 11	\$252,500,460
2037	Year 12	\$260,075,474
2038	Year 13	\$267,877,738
2039	Year 14	\$275,914,071
2040	Year 15	\$284,191,493
2041	Year 16	\$292,717,237
2042	Year 17	\$301,498,755
2043	Year 18	\$310,543,717
2044	Year 19	\$319,860,029
2045	Year 20	\$329,455,830
2046	Year 21	\$339,339,504
2047	Year 22	\$349,519,690
2048	Year 23	\$360,005,280
2049	Year 24	\$370,805,439
2050	Year 25	\$381,929,602
2051	Year 26	\$393,387,490
2052	Year 27	\$405,189,115
2053	Year 28	\$417,344,788
2054	Year 29	\$429,865,132
2055	Year 30	\$442,761,086
2056	Year 31	\$456,043,918
2057	Year 32	\$469,725,236
2058	Year 33	\$483,816,993
2059	Year 34	\$498,331,503

Table 32 continued on the next page

Table 32 - Continued		
Facility's Estimated Annual Operating Revenues		
		Total Operating Revenues
2060	Year 35	\$513,281,448
2061	Year 36	\$528,679,891
2062	Year 37	\$544,540,288
2063	Year 38	\$560,876,496
<u>Total</u>		<u>\$12.78 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
2026	\$57,492,521	\$54,267,191	\$111,759,712
2027	\$155,977,586	\$147,227,243	\$303,204,829
2028	\$167,434,004	\$158,040,956	\$325,474,960
2029	\$190,523,950	\$179,835,557	\$370,359,507
2030	\$211,465,160	\$199,601,965	\$411,067,125
2031	\$217,809,115	\$205,590,024	\$423,399,139
2032	\$224,343,389	\$211,757,725	\$436,101,113
2033	\$231,073,690	\$218,110,456	\$449,184,147
2034	\$238,005,901	\$224,653,770	\$462,659,671
2035	\$245,146,078	\$231,393,383	\$476,539,461
2036	\$252,500,460	\$238,335,185	\$490,835,645
2037	\$260,075,474	\$245,485,240	\$505,560,714
2038	\$267,877,738	\$252,849,797	\$520,727,536
2039	\$275,914,071	\$260,435,291	\$536,349,362
2040	\$284,191,493	\$268,248,350	\$552,439,843
2041	\$292,717,237	\$276,295,800	\$569,013,038
2042	\$301,498,755	\$284,584,674	\$586,083,429
2043	\$310,543,717	\$293,122,215	\$603,665,932
2044	\$319,860,029	\$301,915,881	\$621,775,910
2045	\$329,455,830	\$310,973,358	\$640,429,187

Table 33 continued on the next page

Table 33 - Continued
Output During Operations

Year	Direct Operations Output	Indirect & Induced Output	Total Output
2046	\$339,339,504	\$320,302,558	\$659,642,063
2047	\$349,519,690	\$329,911,635	\$679,431,325
2048	\$360,005,280	\$339,808,984	\$699,814,264
2049	\$370,805,439	\$350,003,254	\$720,808,692
2050	\$381,929,602	\$360,503,351	\$742,432,953
2051	\$393,387,490	\$371,318,452	\$764,705,942
2052	\$405,189,115	\$382,458,005	\$787,647,120
2053	\$417,344,788	\$393,931,745	\$811,276,533
2054	\$429,865,132	\$405,749,698	\$835,614,829
2055	\$442,761,086	\$417,922,189	\$860,683,274
2056	\$456,043,918	\$430,459,854	\$886,503,773
2057	\$469,725,236	\$443,373,650	\$913,098,886
2058	\$483,816,993	\$456,674,860	\$940,491,852
2059	\$498,331,503	\$470,375,105	\$968,706,608
2060	\$513,281,448	\$484,486,358	\$997,767,806
2061	\$528,679,891	\$499,020,949	\$1,027,700,840
2062	\$544,540,288	\$513,991,578	\$1,058,531,866
2063	\$560,876,496	\$529,411,325	\$1,090,287,822
Total	<u>\$12.78 B</u>	<u>\$12.06 B</u>	<u>\$24.84 B</u>

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
2026	153	153
2027	250	403
2028	17	420
2029	44	464
2030	36	500
2031	0	500
2032	0	500
2033	0	500
2034	0	500
2035	0	500
<u>Total</u>	<u>500</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
2026	153	368	521
2027	403	971	1,374
2028	420	1,012	1,432
2029	464	1,117	1,581
2030	500	1,204	1,704
2031	500	1,204	1,704
2032	500	1,204	1,704
2033	500	1,204	1,704
2034	500	1,204	1,704

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
2035	500	1,204	1,704
2036	500	1,204	1,704
2037	500	1,204	1,704
2038	500	1,204	1,704
2039	500	1,204	1,704
2040	500	1,204	1,704
2041	500	1,204	1,704
2042	500	1,204	1,704
2043	500	1,204	1,704
2044	500	1,204	1,704
2045	500	1,204	1,704
2046	500	1,204	1,704
2047	500	1,204	1,704
2048	500	1,204	1,704
2049	500	1,204	1,704
2050	500	1,204	1,704
2051	500	1,204	1,704
2052	500	1,204	1,704
2053	500	1,204	1,704
2054	500	1,204	1,704
2055	500	1,204	1,704
2056	500	1,204	1,704
2057	500	1,204	1,704
2058	500	1,204	1,704
2059	500	1,204	1,704
2060	500	1,204	1,704
2061	500	1,204	1,704
2062	500	1,204	1,704
2063	500	1,204	1,704

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

Table 36			
Estimated Annual Payroll			
Percent of annual increase			3.0%
	Year	Average Annual Salaries	Annual Payroll
Year 1	2026	\$108,769	\$16,641,657
Year 2	2027	\$112,032	\$45,148,924
Year 3	2028	\$115,393	\$48,465,073
Year 4	2029	\$118,855	\$55,148,638
Year 5	2030	\$122,420	\$61,210,234
Year 6	2031	\$126,093	\$63,046,541
Year 7	2032	\$129,876	\$64,937,937
Year 8	2033	\$133,772	\$66,886,075
Year 9	2034	\$137,785	\$68,892,657
Year 10	2035	\$141,919	\$70,959,437
Year 11	2036	\$146,176	\$73,088,220
Year 12	2037	\$150,562	\$75,280,867
Year 13	2038	\$155,079	\$77,539,293
Year 14	2039	\$159,731	\$79,865,472
Year 15	2040	\$164,523	\$82,261,436
Year 16	2041	\$169,459	\$84,729,279
Year 17	2042	\$174,542	\$87,271,157
Year 18	2043	\$179,779	\$89,889,292
Year 19	2044	\$185,172	\$92,585,971
Year 20	2045	\$190,727	\$95,363,550
Year 21	2046	\$196,449	\$98,224,456
Year 22	2047	\$202,342	\$101,171,190
Year 23	2048	\$208,413	\$104,206,326
Year 24	2049	\$214,665	\$107,332,516
Year 25	2050	\$221,105	\$110,552,491
Year 26	2051	\$227,738	\$113,869,066
Year 27	2052	\$234,570	\$117,285,138
Year 28	2053	\$241,607	\$120,803,692
Year 29	2054	\$248,856	\$124,427,803
Year 30	2055	\$256,321	\$128,160,637
Year 31	2056	\$264,011	\$132,005,456
Year 32	2057	\$271,931	\$135,965,620
Year 33	2058	\$280,089	\$140,044,588

Table 36 continued on the next page

Table 36 - Continued			
Estimated Annual Payroll			
	Year	Average Annual Salaries	Annual Payroll
Year 34	2059	\$288,492	\$144,245,926
Year 35	2060	\$297,147	\$148,573,304
Year 36	2061	\$306,061	\$153,030,503
Year 37	2062	\$315,243	\$157,621,418
Year 38	2063	\$324,700	\$162,350,060

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
2026	\$16,641,657	\$16,382,047	\$33,023,704
2027	\$45,148,924	\$44,444,601	\$89,593,525
2028	\$48,465,073	\$47,709,018	\$96,174,092
2029	\$55,148,638	\$54,288,319	\$109,436,957
2030	\$61,210,234	\$60,255,354	\$121,465,588
2031	\$63,046,541	\$62,063,015	\$125,109,556
2032	\$64,937,937	\$63,924,905	\$128,862,842
2033	\$66,886,075	\$65,842,652	\$132,728,728
2034	\$68,892,657	\$67,817,932	\$136,710,590
2035	\$70,959,437	\$69,852,470	\$140,811,907
2036	\$73,088,220	\$71,948,044	\$145,036,264
2037	\$75,280,867	\$74,106,485	\$149,387,352
2038	\$77,539,293	\$76,329,680	\$153,868,973
2039	\$79,865,472	\$78,619,570	\$158,485,042
2040	\$82,261,436	\$80,978,157	\$163,239,593
2041	\$84,729,279	\$83,407,502	\$168,136,781
2042	\$87,271,157	\$85,909,727	\$173,180,885
2043	\$89,889,292	\$88,487,019	\$178,376,311
2044	\$92,585,971	\$91,141,630	\$183,727,600
2045	\$95,363,550	\$93,875,879	\$189,239,429
2046	\$98,224,456	\$96,692,155	\$194,916,611
2047	\$101,171,190	\$99,592,920	\$200,764,110

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
2048	\$104,206,326	\$102,580,707	\$206,787,033
2049	\$107,332,516	\$105,658,128	\$212,990,644
2050	\$110,552,491	\$108,827,872	\$219,380,363
2051	\$113,869,066	\$112,092,708	\$225,961,774
2052	\$117,285,138	\$115,455,490	\$232,740,627
2053	\$120,803,692	\$118,919,154	\$239,722,846
2054	\$124,427,803	\$122,486,729	\$246,914,532
2055	\$128,160,637	\$126,161,331	\$254,321,968
2056	\$132,005,456	\$129,946,171	\$261,951,627
2057	\$135,965,620	\$133,844,556	\$269,810,175
2058	\$140,044,588	\$137,859,893	\$277,904,481
2059	\$144,245,926	\$141,995,689	\$286,241,615
2060	\$148,573,304	\$146,255,560	\$294,828,864
2061	\$153,030,503	\$150,643,227	\$303,673,729
2062	\$157,621,418	\$155,162,524	\$312,783,941
2063	\$162,350,060	\$159,817,399	\$322,167,460
Total	\$3.70 B	\$3.64 B	\$7.34 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
2026	\$33,023,704	\$8,586,163
2027	\$89,593,525	\$23,294,317
2028	\$96,174,092	\$25,005,264
2029	\$109,436,957	\$28,453,609
2030	\$121,465,588	\$31,581,053
2031	\$125,109,556	\$32,528,484
2032	\$128,862,842	\$33,504,339
2033	\$132,728,728	\$34,509,469
2034	\$136,710,590	\$35,544,753
2035	\$140,811,907	\$36,611,096
2036	\$145,036,264	\$37,709,429
2037	\$149,387,352	\$38,840,712
2038	\$153,868,973	\$40,005,933
2039	\$158,485,042	\$41,206,111
2040	\$163,239,593	\$42,442,294
2041	\$168,136,781	\$43,715,563
2042	\$173,180,885	\$45,027,030
2043	\$178,376,311	\$46,377,841
2044	\$183,727,600	\$47,769,176
2045	\$189,239,429	\$49,202,251
2046	\$194,916,611	\$50,678,319
2047	\$200,764,110	\$52,198,669
2048	\$206,787,033	\$53,764,629
2049	\$212,990,644	\$55,377,567
2050	\$219,380,363	\$57,038,894
2051	\$225,961,774	\$58,750,061
2052	\$232,740,627	\$60,512,563
2053	\$239,722,846	\$62,327,940
2054	\$246,914,532	\$64,197,778
2055	\$254,321,968	\$66,123,712

Table 38 continued on the next page

Table 38 - Continued
Taxable Spending by Direct, Indirect, & Induced Workers

Year	Worker Salaries	Workers' Taxable Spending
2056	\$261,951,627	\$68,107,423
2057	\$269,810,175	\$70,150,646
2058	\$277,904,481	\$72,255,165
2059	\$286,241,615	\$74,422,820
2060	\$294,828,864	\$76,655,505
2061	\$303,673,729	\$78,955,170
2062	\$312,783,941	\$81,323,825
2063	\$322,167,460	\$83,763,539
<u>Total</u>	<u>\$7.34 B</u>	<u>\$1.91 B</u>

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
2026	\$574,925	\$542,672	\$1,117,597
2027	\$1,559,776	\$1,472,272	\$3,032,048
2028	\$1,674,340	\$1,580,410	\$3,254,750
2029	\$1,905,240	\$1,798,356	\$3,703,595
2030	\$2,114,652	\$1,996,020	\$4,110,671
2031	\$2,178,091	\$2,055,900	\$4,233,991
2032	\$2,243,434	\$2,117,577	\$4,361,011
2033	\$2,310,737	\$2,181,105	\$4,491,841
2034	\$2,380,059	\$2,246,538	\$4,626,597
2035	\$2,451,461	\$2,313,934	\$4,765,395
2036	\$2,525,005	\$2,383,352	\$4,908,356
2037	\$2,600,755	\$2,454,852	\$5,055,607
2038	\$2,678,777	\$2,528,498	\$5,207,275
2039	\$2,759,141	\$2,604,353	\$5,363,494
2040	\$2,841,915	\$2,682,483	\$5,524,398
2041	\$2,927,172	\$2,762,958	\$5,690,130
2042	\$3,014,988	\$2,845,847	\$5,860,834
2043	\$3,105,437	\$2,931,222	\$6,036,659
2044	\$3,198,600	\$3,019,159	\$6,217,759
2045	\$3,294,558	\$3,109,734	\$6,404,292
2046	\$3,393,395	\$3,203,026	\$6,596,421
2047	\$3,495,197	\$3,299,116	\$6,794,313
2048	\$3,600,053	\$3,398,090	\$6,998,143
2049	\$3,708,054	\$3,500,033	\$7,208,087
2050	\$3,819,296	\$3,605,034	\$7,424,330
2051	\$3,933,875	\$3,713,185	\$7,647,059
2052	\$4,051,891	\$3,824,580	\$7,876,471
2053	\$4,173,448	\$3,939,317	\$8,112,765

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
2054	\$4,298,651	\$4,057,497	\$8,356,148
2055	\$4,427,611	\$4,179,222	\$8,606,833
2056	\$4,560,439	\$4,304,599	\$8,865,038
2057	\$4,697,252	\$4,433,737	\$9,130,989
2058	\$4,838,170	\$4,566,749	\$9,404,919
2059	\$4,983,315	\$4,703,751	\$9,687,066
2060	\$5,132,814	\$4,844,864	\$9,977,678
2061	\$5,286,799	\$4,990,209	\$10,277,008
2062	\$5,445,403	\$5,139,916	\$10,585,319
2063	\$5,608,765	\$5,294,113	\$10,902,878
<u>Total</u>	<u>\$127.79 M</u>	<u>\$120.62 M</u>	<u>\$248.42 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
2026	\$0	\$0
2027	\$0	\$0
2028	\$0	\$0
2029	\$0	\$0
2030	\$0	\$0
2031	\$0	\$0
2032	\$0	\$0
2033	\$0	\$0
2034	\$0	\$0
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

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
2060	\$0	\$0
2061	\$0	\$0
2062	\$0	\$0
2063	\$0	\$0
Total	\$0	\$0

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
2026	\$8,586,163	\$0	\$574,925	\$542,672	\$0	\$9,703,760
2027	\$23,294,317	\$0	\$1,559,776	\$1,472,272	\$0	\$26,326,365
2028	\$25,005,264	\$0	\$1,674,340	\$1,580,410	\$0	\$28,260,013
2029	\$28,453,609	\$0	\$1,905,240	\$1,798,356	\$0	\$32,157,204
2030	\$31,581,053	\$0	\$2,114,652	\$1,996,020	\$0	\$35,691,724
2031	\$32,528,484	\$0	\$2,178,091	\$2,055,900	\$0	\$36,762,476
2032	\$33,504,339	\$0	\$2,243,434	\$2,117,577	\$0	\$37,865,350
2033	\$34,509,469	\$0	\$2,310,737	\$2,181,105	\$0	\$39,001,311
2034	\$35,544,753	\$0	\$2,380,059	\$2,246,538	\$0	\$40,171,350
2035	\$36,611,096	\$0	\$2,451,461	\$2,313,934	\$0	\$41,376,490
2036	\$37,709,429	\$0	\$2,525,005	\$2,383,352	\$0	\$42,617,785
2037	\$38,840,712	\$0	\$2,600,755	\$2,454,852	\$0	\$43,896,319
2038	\$40,005,933	\$0	\$2,678,777	\$2,528,498	\$0	\$45,213,208
2039	\$41,206,111	\$0	\$2,759,141	\$2,604,353	\$0	\$46,569,605
2040	\$42,442,294	\$0	\$2,841,915	\$2,682,483	\$0	\$47,966,693
2041	\$43,715,563	\$0	\$2,927,172	\$2,762,958	\$0	\$49,405,693
2042	\$45,027,030	\$0	\$3,014,988	\$2,845,847	\$0	\$50,887,864
2043	\$46,377,841	\$0	\$3,105,437	\$2,931,222	\$0	\$52,414,500

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
2044	\$47,769,176	\$0	\$3,198,600	\$3,019,159	\$0	\$53,986,935
2045	\$49,202,251	\$0	\$3,294,558	\$3,109,734	\$0	\$55,606,543
2046	\$50,678,319	\$0	\$3,393,395	\$3,203,026	\$0	\$57,274,740
2047	\$52,198,669	\$0	\$3,495,197	\$3,299,116	\$0	\$58,992,982
2048	\$53,764,629	\$0	\$3,600,053	\$3,398,090	\$0	\$60,762,771
2049	\$55,377,567	\$0	\$3,708,054	\$3,500,033	\$0	\$62,585,654
2050	\$57,038,894	\$0	\$3,819,296	\$3,605,034	\$0	\$64,463,224
2051	\$58,750,061	\$0	\$3,933,875	\$3,713,185	\$0	\$66,397,121
2052	\$60,512,563	\$0	\$4,051,891	\$3,824,580	\$0	\$68,389,034
2053	\$62,327,940	\$0	\$4,173,448	\$3,939,317	\$0	\$70,440,705
2054	\$64,197,778	\$0	\$4,298,651	\$4,057,497	\$0	\$72,553,927
2055	\$66,123,712	\$0	\$4,427,611	\$4,179,222	\$0	\$74,730,544
2056	\$68,107,423	\$0	\$4,560,439	\$4,304,599	\$0	\$76,972,461
2057	\$70,150,646	\$0	\$4,697,252	\$4,433,737	\$0	\$79,281,634
2058	\$72,255,165	\$0	\$4,838,170	\$4,566,749	\$0	\$81,660,083
2059	\$74,422,820	\$0	\$4,983,315	\$4,703,751	\$0	\$84,109,886
2060	\$76,655,505	\$0	\$5,132,814	\$4,844,864	\$0	\$86,633,183
2061	\$78,955,170	\$0	\$5,286,799	\$4,990,209	\$0	\$89,232,178
2062	\$81,323,825	\$0	\$5,445,403	\$5,139,916	\$0	\$91,909,143
2063	\$83,763,539	\$0	\$5,608,765	\$5,294,113	\$0	\$94,666,418
Total	<u>\$1,908,519,111</u>	<u>\$0</u>	<u>\$127,793,491</u>	<u>\$120,624,276</u>	<u>\$0</u>	<u>\$2,156,936,878</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
2026	\$536,635	\$0	\$35,933	\$33,917	\$0	\$606,485
2027	\$1,455,895	\$0	\$97,486	\$92,017	\$0	\$1,645,398
2028	\$1,562,829	\$0	\$104,646	\$98,776	\$0	\$1,766,251
2029	\$1,778,351	\$0	\$119,077	\$112,397	\$0	\$2,009,825
2030	\$1,973,816	\$0	\$132,166	\$124,751	\$0	\$2,230,733
2031	\$2,033,030	\$0	\$136,131	\$128,494	\$0	\$2,297,655
2032	\$2,094,021	\$0	\$140,215	\$132,349	\$0	\$2,366,584
2033	\$2,156,842	\$0	\$144,421	\$136,319	\$0	\$2,437,582
2034	\$2,221,547	\$0	\$148,754	\$140,409	\$0	\$2,510,709
2035	\$2,288,193	\$0	\$153,216	\$144,621	\$0	\$2,586,031
2036	\$2,356,839	\$0	\$157,813	\$148,959	\$0	\$2,663,612
2037	\$2,427,544	\$0	\$162,547	\$153,428	\$0	\$2,743,520
2038	\$2,500,371	\$0	\$167,424	\$158,031	\$0	\$2,825,826
2039	\$2,575,382	\$0	\$172,446	\$162,772	\$0	\$2,910,600
2040	\$2,652,643	\$0	\$177,620	\$167,655	\$0	\$2,997,918
2041	\$2,732,223	\$0	\$182,948	\$172,685	\$0	\$3,087,856
2042	\$2,814,189	\$0	\$188,437	\$177,865	\$0	\$3,180,492
2043	\$2,898,615	\$0	\$194,090	\$183,201	\$0	\$3,275,906
2044	\$2,985,574	\$0	\$199,913	\$188,697	\$0	\$3,374,183
2045	\$3,075,141	\$0	\$205,910	\$194,358	\$0	\$3,475,409
2046	\$3,167,395	\$0	\$212,087	\$200,189	\$0	\$3,579,671
2047	\$3,262,417	\$0	\$218,450	\$206,195	\$0	\$3,687,061
2048	\$3,360,289	\$0	\$225,003	\$212,381	\$0	\$3,797,673
2049	\$3,461,098	\$0	\$231,753	\$218,752	\$0	\$3,911,603
2050	\$3,564,931	\$0	\$238,706	\$225,315	\$0	\$4,028,951
2051	\$3,671,879	\$0	\$245,867	\$232,074	\$0	\$4,149,820
2052	\$3,782,035	\$0	\$253,243	\$239,036	\$0	\$4,274,315
2053	\$3,895,496	\$0	\$260,840	\$246,207	\$0	\$4,402,544
2054	\$4,012,361	\$0	\$268,666	\$253,594	\$0	\$4,534,620
2055	\$4,132,732	\$0	\$276,726	\$261,201	\$0	\$4,670,659
2056	\$4,256,714	\$0	\$285,027	\$269,037	\$0	\$4,810,779
2057	\$4,384,415	\$0	\$293,578	\$277,109	\$0	\$4,955,102
2058	\$4,515,948	\$0	\$302,386	\$285,422	\$0	\$5,103,755
2059	\$4,651,426	\$0	\$311,457	\$293,984	\$0	\$5,256,868

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
2060	\$4,790,969	\$0	\$320,801	\$302,804	\$0	\$5,414,574
2061	\$4,934,698	\$0	\$330,425	\$311,888	\$0	\$5,577,011
2062	\$5,082,739	\$0	\$340,338	\$321,245	\$0	\$5,744,321
2063	\$5,235,221	\$0	\$350,548	\$330,882	\$0	\$5,916,651
<u>Total</u>	<u>\$119,282,444</u>	<u>\$0</u>	<u>\$7,987,093</u>	<u>\$7,539,017</u>	<u>\$0</u>	<u>\$134,808,555</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
2026	\$0	\$0
2027	\$0	\$0
2028	\$0	\$0
2029	\$0	\$0
2030	\$0	\$0
2031	\$0	\$0
2032	\$0	\$0
2033	\$0	\$0
2034	\$0	\$0
2035	\$0	\$0
2036	\$0	\$0
2037	\$0	\$0
2038	\$0	\$0
2039	\$0	\$0
2040	\$0	\$0
2041	\$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
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
<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
2026	\$5,749,252	\$5,426,719	\$11,175,971
2027	\$15,597,759	\$14,722,724	\$30,320,483
2028	\$16,743,400	\$15,804,096	\$32,547,496
2029	\$19,052,395	\$17,983,556	\$37,035,951
2030	\$21,146,516	\$19,960,196	\$41,106,713
2031	\$21,780,912	\$20,559,002	\$42,339,914
2032	\$22,434,339	\$21,175,772	\$43,610,111
2033	\$23,107,369	\$21,811,046	\$44,918,415
2034	\$23,800,590	\$22,465,377	\$46,265,967
2035	\$24,514,608	\$23,139,338	\$47,653,946
2036	\$25,250,046	\$23,833,518	\$49,083,564
2037	\$26,007,547	\$24,548,524	\$50,556,071
2038	\$26,787,774	\$25,284,980	\$52,072,754
2039	\$27,591,407	\$26,043,529	\$53,634,936
2040	\$28,419,149	\$26,824,835	\$55,243,984
2041	\$29,271,724	\$27,629,580	\$56,901,304

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
2042	\$30,149,875	\$28,458,467	\$58,608,343
2043	\$31,054,372	\$29,312,221	\$60,366,593
2044	\$31,986,003	\$30,191,588	\$62,177,591
2045	\$32,945,583	\$31,097,336	\$64,042,919
2046	\$33,933,950	\$32,030,256	\$65,964,206
2047	\$34,951,969	\$32,991,164	\$67,943,132
2048	\$36,000,528	\$33,980,898	\$69,981,426
2049	\$37,080,544	\$35,000,325	\$72,080,869
2050	\$38,192,960	\$36,050,335	\$74,243,295
2051	\$39,338,749	\$37,131,845	\$76,470,594
2052	\$40,518,911	\$38,245,801	\$78,764,712
2053	\$41,734,479	\$39,393,175	\$81,127,653
2054	\$42,986,513	\$40,574,970	\$83,561,483
2055	\$44,276,109	\$41,792,219	\$86,068,327
2056	\$45,604,392	\$43,045,985	\$88,650,377
2057	\$46,972,524	\$44,337,365	\$91,309,889
2058	\$48,381,699	\$45,667,486	\$94,049,185
2059	\$49,833,150	\$47,037,511	\$96,870,661
2060	\$51,328,145	\$48,448,636	\$99,776,781
2061	\$52,867,989	\$49,902,095	\$102,770,084
2062	\$54,454,029	\$51,399,158	\$105,853,187
2063	\$56,087,650	\$52,941,133	\$109,028,782
Total	\$1.28 B	\$1.21 B	\$2.48 B

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
2026	\$43,119	\$40,700	\$83,820
2027	\$116,983	\$110,420	\$227,404
2028	\$125,576	\$118,531	\$244,106
2029	\$142,893	\$134,877	\$277,770
2030	\$158,599	\$149,701	\$308,300
2031	\$163,357	\$154,193	\$317,549
2032	\$168,258	\$158,818	\$327,076
2033	\$173,305	\$163,583	\$336,888
2034	\$178,504	\$168,490	\$346,995
2035	\$183,860	\$173,545	\$357,405
2036	\$189,375	\$178,751	\$368,127
2037	\$195,057	\$184,114	\$379,171
2038	\$200,908	\$189,637	\$390,546
2039	\$206,936	\$195,326	\$402,262
2040	\$213,144	\$201,186	\$414,330
2041	\$219,538	\$207,222	\$426,760
2042	\$226,124	\$213,439	\$439,563
2043	\$232,908	\$219,842	\$452,749
2044	\$239,895	\$226,437	\$466,332
2045	\$247,092	\$233,230	\$480,322
2046	\$254,505	\$240,227	\$494,732
2047	\$262,140	\$247,434	\$509,573
2048	\$270,004	\$254,857	\$524,861
2049	\$278,104	\$262,502	\$540,607
2050	\$286,447	\$270,378	\$556,825
2051	\$295,041	\$278,489	\$573,529
2052	\$303,892	\$286,844	\$590,735
2053	\$313,009	\$295,449	\$608,457
2054	\$322,399	\$304,312	\$626,711
2055	\$332,071	\$313,442	\$645,512

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
2056	\$342,033	\$322,845	\$664,878
2057	\$352,294	\$332,530	\$684,824
2058	\$362,863	\$342,506	\$705,369
2059	\$373,749	\$352,781	\$726,530
2060	\$384,961	\$363,365	\$748,326
2061	\$396,510	\$374,266	\$770,776
2062	\$408,405	\$385,494	\$793,899
2063	\$420,657	\$397,058	\$817,716
<u>Total</u>	<u>\$9,584,512</u>	<u>\$9,046,821</u>	<u>\$18,631,333</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	\$293
<u>Total</u>	<u>\$1,046</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	Motor Vehicle			Alcoholic Beverage Taxes	Net Lottery Proceeds	Total Other Taxes and Revenues
	Gasoline Taxes	Sales and Use Taxes	Cigarette and Tobacco Taxes			
2026	\$19,556	\$228,150	\$50,584	\$94,389	\$152,795	\$545,474
2027	\$53,055	\$618,972	\$137,235	\$256,077	\$414,534	\$1,479,873
2028	\$56,952	\$664,435	\$147,315	\$274,886	\$444,981	\$1,588,569
2029	\$64,805	\$756,063	\$167,630	\$312,794	\$506,347	\$1,807,640
2030	\$71,928	\$839,165	\$186,055	\$347,175	\$562,001	\$2,006,324
2031	\$74,086	\$864,340	\$191,637	\$357,590	\$578,861	\$2,066,514
2032	\$76,309	\$890,270	\$197,386	\$368,318	\$596,227	\$2,128,510
2033	\$78,598	\$916,979	\$203,307	\$379,367	\$614,114	\$2,192,365
2034	\$80,956	\$944,488	\$209,406	\$390,748	\$632,537	\$2,258,136
2035	\$83,385	\$972,823	\$215,689	\$402,471	\$651,513	\$2,325,880
2036	\$85,886	\$1,002,007	\$222,159	\$414,545	\$671,059	\$2,395,656
2037	\$88,463	\$1,032,067	\$228,824	\$426,981	\$691,190	\$2,467,526
2038	\$91,117	\$1,063,029	\$235,689	\$439,790	\$711,926	\$2,541,552
2039	\$93,850	\$1,094,920	\$242,759	\$452,984	\$733,284	\$2,617,798
2040	\$96,666	\$1,127,768	\$250,042	\$466,574	\$755,282	\$2,696,332
2041	\$99,566	\$1,161,601	\$257,544	\$480,571	\$777,941	\$2,777,222
2042	\$102,553	\$1,196,449	\$265,270	\$494,988	\$801,279	\$2,860,539
2043	\$105,629	\$1,232,343	\$273,228	\$509,838	\$825,317	\$2,946,355
2044	\$108,798	\$1,269,313	\$281,425	\$525,133	\$850,077	\$3,034,746
2045	\$112,062	\$1,307,392	\$289,868	\$540,887	\$875,579	\$3,125,788
2046	\$115,424	\$1,346,614	\$298,564	\$557,113	\$901,847	\$3,219,562
2047	\$118,887	\$1,387,012	\$307,520	\$573,827	\$928,902	\$3,316,148
2048	\$122,453	\$1,428,623	\$316,746	\$591,042	\$956,769	\$3,415,633
2049	\$126,127	\$1,471,481	\$326,248	\$608,773	\$985,472	\$3,518,102
2050	\$129,911	\$1,515,626	\$336,036	\$627,036	\$1,015,036	\$3,623,645
2051	\$133,808	\$1,561,095	\$346,117	\$645,847	\$1,045,487	\$3,732,354
2052	\$137,822	\$1,607,927	\$356,500	\$665,223	\$1,076,852	\$3,844,325
2053	\$141,957	\$1,656,165	\$367,196	\$685,179	\$1,109,158	\$3,959,655
2054	\$146,216	\$1,705,850	\$378,211	\$705,735	\$1,142,432	\$4,078,444
2055	\$150,602	\$1,757,026	\$389,558	\$726,907	\$1,176,705	\$4,200,798
2056	\$155,120	\$1,809,737	\$401,244	\$748,714	\$1,212,006	\$4,326,822
2057	\$159,774	\$1,864,029	\$413,282	\$771,175	\$1,248,367	\$4,456,626
2058	\$164,567	\$1,919,950	\$425,680	\$794,311	\$1,285,818	\$4,590,325
2059	\$169,504	\$1,977,548	\$438,451	\$818,140	\$1,324,392	\$4,728,035
2060	\$174,589	\$2,036,874	\$451,604	\$842,684	\$1,364,124	\$4,869,876
2061	\$179,827	\$2,097,981	\$465,152	\$867,965	\$1,405,048	\$5,015,972
2062	\$185,222	\$2,160,920	\$479,107	\$894,004	\$1,447,199	\$5,166,451
2063	\$190,778	\$2,225,748	\$493,480	\$920,824	\$1,490,615	\$5,321,445
Total	\$4,346,810	\$50,712,781	\$11,243,748	\$20,980,602	\$33,963,074	\$121,247,014

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
2026	\$606,485	\$0	\$83,820	\$545,474	\$1,235,778
2027	\$1,645,398	\$0	\$227,404	\$1,479,873	\$3,352,675
2028	\$1,766,251	\$0	\$244,106	\$1,588,569	\$3,598,926
2029	\$2,009,825	\$0	\$277,770	\$1,807,640	\$4,095,235
2030	\$2,230,733	\$0	\$308,300	\$2,006,324	\$4,545,357
2031	\$2,297,655	\$0	\$317,549	\$2,066,514	\$4,681,718
2032	\$2,366,584	\$0	\$327,076	\$2,128,510	\$4,822,170
2033	\$2,437,582	\$0	\$336,888	\$2,192,365	\$4,966,835
2034	\$2,510,709	\$0	\$346,995	\$2,258,136	\$5,115,840
2035	\$2,586,031	\$0	\$357,405	\$2,325,880	\$5,269,315
2036	\$2,663,612	\$0	\$368,127	\$2,395,656	\$5,427,395
2037	\$2,743,520	\$0	\$379,171	\$2,467,526	\$5,590,216
2038	\$2,825,826	\$0	\$390,546	\$2,541,552	\$5,757,923
2039	\$2,910,600	\$0	\$402,262	\$2,617,798	\$5,930,661
2040	\$2,997,918	\$0	\$414,330	\$2,696,332	\$6,108,580
2041	\$3,087,856	\$0	\$426,760	\$2,777,222	\$6,291,838
2042	\$3,180,492	\$0	\$439,563	\$2,860,539	\$6,480,593
2043	\$3,275,906	\$0	\$452,749	\$2,946,355	\$6,675,011
2044	\$3,374,183	\$0	\$466,332	\$3,034,746	\$6,875,261
2045	\$3,475,409	\$0	\$480,322	\$3,125,788	\$7,081,519
2046	\$3,579,671	\$0	\$494,732	\$3,219,562	\$7,293,964
2047	\$3,687,061	\$0	\$509,573	\$3,316,148	\$7,512,783
2048	\$3,797,673	\$0	\$524,861	\$3,415,633	\$7,738,167
2049	\$3,911,603	\$0	\$540,607	\$3,518,102	\$7,970,312
2050	\$4,028,951	\$0	\$556,825	\$3,623,645	\$8,209,421
2051	\$4,149,820	\$0	\$573,529	\$3,732,354	\$8,455,704
2052	\$4,274,315	\$0	\$590,735	\$3,844,325	\$8,709,375
2053	\$4,402,544	\$0	\$608,457	\$3,959,655	\$8,970,656
2054	\$4,534,620	\$0	\$626,711	\$4,078,444	\$9,239,776
2055	\$4,670,659	\$0	\$645,512	\$4,200,798	\$9,516,969
2056	\$4,810,779	\$0	\$664,878	\$4,326,822	\$9,802,478
2057	\$4,955,102	\$0	\$684,824	\$4,456,626	\$10,096,553
2058	\$5,103,755	\$0	\$705,369	\$4,590,325	\$10,399,449

Table 49 continued on the next page

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

Year	Hotel				Total State Revenues
	Sales Tax Collections	Occupancy Taxes	Franchise Tax Collections	Other Taxes and Revenues	
2059	\$5,256,868	\$0	\$726,530	\$4,728,035	\$10,711,433
2060	\$5,414,574	\$0	\$748,326	\$4,869,876	\$11,032,776
2061	\$5,577,011	\$0	\$770,776	\$5,015,972	\$11,363,759
2062	\$5,744,321	\$0	\$793,899	\$5,166,451	\$11,704,672
2063	\$5,916,651	\$0	\$817,716	\$5,321,445	\$12,055,812
Total	\$134,808,555	\$0	\$18,631,333	\$121,247,014	\$274,686,902

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
2026	\$79,052	\$1,156,726	\$1,235,778
2027	\$214,469	\$3,138,205	\$3,352,675
2028	\$230,222	\$3,368,704	\$3,598,926
2029	\$261,970	\$3,833,264	\$4,095,235
2030	\$290,765	\$4,254,593	\$4,545,357
2031	\$299,488	\$4,382,231	\$4,681,718
2032	\$308,472	\$4,513,698	\$4,822,170
2033	\$317,726	\$4,649,108	\$4,966,835
2034	\$327,258	\$4,788,582	\$5,115,840
2035	\$337,076	\$4,932,239	\$5,269,315
2036	\$347,188	\$5,080,206	\$5,427,395
2037	\$357,604	\$5,232,613	\$5,590,216
2038	\$368,332	\$5,389,591	\$5,757,923
2039	\$379,382	\$5,551,279	\$5,930,661
2040	\$390,763	\$5,717,817	\$6,108,580
2041	\$402,486	\$5,889,352	\$6,291,838
2042	\$414,561	\$6,066,032	\$6,480,593
2043	\$426,998	\$6,248,013	\$6,675,011
2044	\$439,808	\$6,435,453	\$6,875,261
2045	\$453,002	\$6,628,517	\$7,081,519
2046	\$466,592	\$6,827,373	\$7,293,964
2047	\$480,590	\$7,032,194	\$7,512,783
2048	\$495,007	\$7,243,160	\$7,738,167
2049	\$509,857	\$7,460,454	\$7,970,312
2050	\$525,153	\$7,684,268	\$8,209,421
2051	\$540,908	\$7,914,796	\$8,455,704
2052	\$557,135	\$8,152,240	\$8,709,375
2053	\$573,849	\$8,396,807	\$8,970,656
2054	\$591,065	\$8,648,711	\$9,239,776
2055	\$608,796	\$8,908,173	\$9,516,969
2056	\$627,060	\$9,175,418	\$9,802,478
2057	\$645,872	\$9,450,680	\$10,096,553

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
2058	\$665,248	\$9,734,201	\$10,399,449
2059	\$685,206	\$10,026,227	\$10,711,433
2060	\$705,762	\$10,327,014	\$11,032,776
2061	\$726,935	\$10,636,824	\$11,363,759
2062	\$748,743	\$10,955,929	\$11,704,672
2063	\$771,205	\$11,284,607	\$12,055,812
<u>Total</u>	<u>\$17,571,605</u>	<u>\$257,115,297</u>	<u>\$274,686,902</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 Collin 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 Collin 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 Collin County During Construction			
Year	Direct Construction Output	Indirect & Induced Output	Total Output
2026	\$45,000,000	\$25,006,500	\$70,006,500
2027	\$50,000,000	\$27,785,000	\$77,785,000
2028	\$10,000,000	\$5,557,000	\$15,557,000
2029	\$0	\$0	\$0
2030	\$0	\$0	\$0
Total	\$105,000,000	\$58,348,500	\$163,348,500

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 Collin County each year:

Table 52			
Direct, Indirect and Induced Employment in Collin County During Construction			
Year	Direct Construction Employment	Indirect & Induced Employment	Total Employment
2026	250	131	381
2027	278	146	424
2028	56	29	85
2029	0	0	0
2030	0	0	0
<u>Annual Avg.</u>	<u>195</u>	<u>102</u>	<u>297</u>

Construction Payroll

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

Table 53			
Direct, Indirect and Induced Payroll in Collin County During Construction			
Year	Direct Construction Payroll	Indirect & Induced Payroll	Total Payroll
2026	\$18,000,000	\$7,590,600	\$25,590,600
2027	\$20,000,000	\$8,434,000	\$28,434,000
2028	\$4,000,000	\$1,686,800	\$5,686,800
2029	\$0	\$0	\$0
2030	\$0	\$0	\$0
<u>Total</u>	<u>\$42,000,000</u>	<u>\$17,711,400</u>	<u>\$59,711,400</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 Collin 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 Collin County and nearby cities. If 25% 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
2026	\$625,000	\$3,375,000	\$2,345,733	\$6,345,733
2027	\$125,000	\$3,750,000	\$2,606,370	\$6,481,370
2028	\$312,500	\$750,000	\$521,274	\$1,583,774
2029	\$37,500	\$0	\$0	\$37,500
2030	\$87,500	\$0	\$0	\$87,500
Total	\$1,187,500	\$7,875,000	\$5,473,377	\$14,535,877

Sales Tax Collections

With a combined 2.00% local sales tax, Collin 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
2026	\$12,500	\$67,500	\$46,915	\$126,915	\$80,000	\$46,915
2027	\$2,500	\$75,000	\$52,127	\$129,627	\$77,500	\$52,127
2028	\$6,250	\$15,000	\$10,425	\$31,675	\$21,250	\$10,425
2029	\$750	\$0	\$0	\$750	\$750	\$0
2030	\$1,750	\$0	\$0	\$1,750	\$1,750	\$0
Total	\$23,750	\$157,500	\$109,468	\$290,718	\$181,250	\$109,468

Summary of Local Taxes During Construction

During the facility's construction project, Collin 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
2026	\$126,915	\$0	\$126,915
2027	\$129,627	\$0	\$129,627
2028	\$31,675	\$0	\$31,675
2029	\$750	\$0	\$750
2030	\$1,750	\$0	\$1,750
Total	<u>\$290,718</u>	<u>\$0</u>	<u>\$290,718</u>

Local Economic Impacts During the Facility's Operations

Economic Output During Operations

The facility's estimated annual revenues during the first 38 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 Collin County when applying the local economic impact multiplier.

Table 57 Direct, Indirect & Induced Output in Collin County During Operations			
Year	Direct Operations Output	Indirect & Induced Output	Total Output
2026	\$57,492,521	\$15,775,948	\$73,268,469
2027	\$155,977,586	\$42,800,250	\$198,777,835
2028	\$167,434,004	\$45,943,891	\$213,377,895
2029	\$190,523,950	\$52,279,772	\$242,803,722
2030	\$211,465,160	\$58,026,040	\$269,491,200
2031	\$217,809,115	\$59,766,821	\$277,575,936
2032	\$224,343,389	\$61,559,826	\$285,903,214
2033	\$231,073,690	\$63,406,621	\$294,480,311
2034	\$238,005,901	\$65,308,819	\$303,314,720
2035	\$245,146,078	\$67,268,084	\$312,414,162
2036	\$252,500,460	\$69,286,126	\$321,786,587
2037	\$260,075,474	\$71,364,710	\$331,440,184
2038	\$267,877,738	\$73,505,651	\$341,383,390
2039	\$275,914,071	\$75,710,821	\$351,624,891
2040	\$284,191,493	\$77,982,146	\$362,173,638
2041	\$292,717,237	\$80,321,610	\$373,038,847
2042	\$301,498,755	\$82,731,258	\$384,230,013
2043	\$310,543,717	\$85,213,196	\$395,756,913
2044	\$319,860,029	\$87,769,592	\$407,629,621
2045	\$329,455,830	\$90,402,680	\$419,858,509
2046	\$339,339,504	\$93,114,760	\$432,454,264
2047	\$349,519,690	\$95,908,203	\$445,427,892
2048	\$360,005,280	\$98,785,449	\$458,790,729
2049	\$370,805,439	\$101,749,012	\$472,554,451
2050	\$381,929,602	\$104,801,483	\$486,731,085
2051	\$393,387,490	\$107,945,527	\$501,333,017

Table 57 continued on the next page

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

Year	Direct Operations Output	Indirect & Induced Output	Total Output
2052	\$405,189,115	\$111,183,893	\$516,373,008
2053	\$417,344,788	\$114,519,410	\$531,864,198
2054	\$429,865,132	\$117,954,992	\$547,820,124
2055	\$442,761,086	\$121,493,642	\$564,254,728
2056	\$456,043,918	\$125,138,451	\$581,182,369
2057	\$469,725,236	\$128,892,605	\$598,617,840
2058	\$483,816,993	\$132,759,383	\$616,576,376
2059	\$498,331,503	\$136,742,164	\$635,073,667
2060	\$513,281,448	\$140,844,429	\$654,125,877
2061	\$528,679,891	\$145,069,762	\$673,749,653
2062	\$544,540,288	\$149,421,855	\$693,962,143
2063	\$560,876,496	\$153,904,511	\$714,781,007
Total	\$12.78 B	\$3.51 B	\$16.29 B

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 Collin County During Operations			
Year	Direct Operations Employment	Indirect & Induced Employment	Total Employment
2026	153	134	287
2027	403	354	757
2028	420	369	789
2029	464	407	871
2030	500	439	939
2031	500	439	939
2032	500	439	939
2033	500	439	939
2034	500	439	939
2035	500	439	939
2036	500	439	939
2037	500	439	939
2038	500	439	939
2039	500	439	939
2040	500	439	939
2041	500	439	939
2042	500	439	939
2043	500	439	939
2044	500	439	939
2045	500	439	939
2046	500	439	939
2047	500	439	939
2048	500	439	939
2049	500	439	939
2050	500	439	939
2051	500	439	939
2052	500	439	939
2053	500	439	939
2054	500	439	939
2055	500	439	939
2056	500	439	939

Table 58 continued on the next page

Table 58 - Continued			
Direct, Indirect & Induced Employment in Collin County During Operations			
Year	Direct Operations Employment	Indirect & Induced Employment	Total Employment
2057	500	439	939
2058	500	439	939
2059	500	439	939
2060	500	439	939
2061	500	439	939
2062	500	439	939
2063	500	439	939

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

Table 59			
Direct, Indirect and Induced Payroll in Collin County During Operations			
Year	Direct Operations Payroll	Indirect & Induced Payroll	Total Payroll
2026	\$16,641,657	\$5,659,828	\$22,301,485
2027	\$45,148,924	\$15,355,149	\$60,504,073
2028	\$48,465,073	\$16,482,971	\$64,948,045
2029	\$55,148,638	\$18,756,052	\$73,904,690
2030	\$61,210,234	\$20,817,601	\$82,027,834
2031	\$63,046,541	\$21,442,129	\$84,488,669
2032	\$64,937,937	\$22,085,392	\$87,023,330
2033	\$66,886,075	\$22,747,954	\$89,634,029
2034	\$68,892,657	\$23,430,393	\$92,323,050
2035	\$70,959,437	\$24,133,305	\$95,092,742
2036	\$73,088,220	\$24,857,304	\$97,945,524
2037	\$75,280,867	\$25,603,023	\$100,883,890
2038	\$77,539,293	\$26,371,114	\$103,910,406
2039	\$79,865,472	\$27,162,247	\$107,027,719
2040	\$82,261,436	\$27,977,114	\$110,238,550
2041	\$84,729,279	\$28,816,428	\$113,545,707

Table 59 continued on the next page

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

Year	Direct Operations Payroll	Indirect & Induced Payroll	Total Payroll
2042	\$87,271,157	\$29,680,921	\$116,952,078
2043	\$89,889,292	\$30,571,348	\$120,460,640
2044	\$92,585,971	\$31,488,489	\$124,074,459
2045	\$95,363,550	\$32,433,143	\$127,796,693
2046	\$98,224,456	\$33,406,138	\$131,630,594
2047	\$101,171,190	\$34,408,322	\$135,579,512
2048	\$104,206,326	\$35,440,571	\$139,646,897
2049	\$107,332,516	\$36,503,789	\$143,836,304
2050	\$110,552,491	\$37,598,902	\$148,151,393
2051	\$113,869,066	\$38,726,869	\$152,595,935
2052	\$117,285,138	\$39,888,675	\$157,173,813
2053	\$120,803,692	\$41,085,336	\$161,889,028
2054	\$124,427,803	\$42,317,896	\$166,745,698
2055	\$128,160,637	\$43,587,433	\$171,748,069
2056	\$132,005,456	\$44,895,056	\$176,900,511
2057	\$135,965,620	\$46,241,907	\$182,207,527
2058	\$140,044,588	\$47,629,164	\$187,673,753
2059	\$144,245,926	\$49,058,039	\$193,303,965
2060	\$148,573,304	\$50,529,781	\$199,103,084
2061	\$153,030,503	\$52,045,674	\$205,076,177
2062	\$157,621,418	\$53,607,044	\$211,228,462
2063	\$162,350,060	\$55,215,255	\$217,565,316
Total	<u>\$3,699,081,899</u>	<u>\$1,258,057,754</u>	<u>\$4,957,139,653</u>

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 Collin County and nearby cities. If 25% 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
2026	\$2,146,541	\$0	\$143,731	\$135,668	\$0	\$2,425,940
2027	\$5,823,579	\$0	\$389,944	\$368,068	\$0	\$6,581,591
2028	\$6,251,316	\$0	\$418,585	\$395,102	\$0	\$7,065,003
2029	\$7,113,402	\$0	\$476,310	\$449,589	\$0	\$8,039,301
2030	\$7,895,263	\$0	\$528,663	\$499,005	\$0	\$8,922,931
2031	\$8,132,121	\$0	\$544,523	\$513,975	\$0	\$9,190,619
2032	\$8,376,085	\$0	\$560,858	\$529,394	\$0	\$9,466,338
2033	\$8,627,367	\$0	\$577,684	\$545,276	\$0	\$9,750,328
2034	\$8,886,188	\$0	\$595,015	\$561,634	\$0	\$10,042,837
2035	\$9,152,774	\$0	\$612,865	\$578,483	\$0	\$10,344,123
2036	\$9,427,357	\$0	\$631,251	\$595,838	\$0	\$10,654,446
2037	\$9,710,178	\$0	\$650,189	\$613,713	\$0	\$10,974,080
2038	\$10,001,483	\$0	\$669,694	\$632,124	\$0	\$11,303,302
2039	\$10,301,528	\$0	\$689,785	\$651,088	\$0	\$11,642,401
2040	\$10,610,574	\$0	\$710,479	\$670,621	\$0	\$11,991,673
2041	\$10,928,891	\$0	\$731,793	\$690,740	\$0	\$12,351,423
2042	\$11,256,758	\$0	\$753,747	\$711,462	\$0	\$12,721,966
2043	\$11,594,460	\$0	\$776,359	\$732,806	\$0	\$13,103,625
2044	\$11,942,294	\$0	\$799,650	\$754,790	\$0	\$13,496,734
2045	\$12,300,563	\$0	\$823,640	\$777,433	\$0	\$13,901,636
2046	\$12,669,580	\$0	\$848,349	\$800,756	\$0	\$14,318,685
2047	\$13,049,667	\$0	\$873,799	\$824,779	\$0	\$14,748,245
2048	\$13,441,157	\$0	\$900,013	\$849,522	\$0	\$15,190,693
2049	\$13,844,392	\$0	\$927,014	\$875,008	\$0	\$15,646,414
2050	\$14,259,724	\$0	\$954,824	\$901,258	\$0	\$16,115,806
2051	\$14,687,515	\$0	\$983,469	\$928,296	\$0	\$16,599,280
2052	\$15,128,141	\$0	\$1,012,973	\$956,145	\$0	\$17,097,259
2053	\$15,581,985	\$0	\$1,043,362	\$984,829	\$0	\$17,610,176
2054	\$16,049,445	\$0	\$1,074,663	\$1,014,374	\$0	\$18,138,482
2055	\$16,530,928	\$0	\$1,106,903	\$1,044,805	\$0	\$18,682,636
2056	\$17,026,856	\$0	\$1,140,110	\$1,076,150	\$0	\$19,243,115

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
2057	\$17,537,661	\$0	\$1,174,313	\$1,108,434	\$0	\$19,820,409
2058	\$18,063,791	\$0	\$1,209,542	\$1,141,687	\$0	\$20,415,021
2059	\$18,605,705	\$0	\$1,245,829	\$1,175,938	\$0	\$21,027,472
2060	\$19,163,876	\$0	\$1,283,204	\$1,211,216	\$0	\$21,658,296
2061	\$19,738,792	\$0	\$1,321,700	\$1,247,552	\$0	\$22,308,045
2062	\$20,330,956	\$0	\$1,361,351	\$1,284,979	\$0	\$22,977,286
2063	\$20,940,885	\$0	\$1,402,191	\$1,323,528	\$0	\$23,666,604
<u>Total</u>	<u>\$477,129,778</u>	<u>\$0</u>	<u>\$31,948,373</u>	<u>\$30,156,069</u>	<u>\$0</u>	<u>\$539,234,220</u>

Sales Tax Collections

With a combined 2.00% local sales tax rate, Collin 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
2026	\$42,931	\$0	\$2,875	\$2,713	\$0	\$48,519
2027	\$116,472	\$0	\$7,799	\$7,361	\$0	\$131,632
2028	\$125,026	\$0	\$8,372	\$7,902	\$0	\$141,300
2029	\$142,268	\$0	\$9,526	\$8,992	\$0	\$160,786
2030	\$157,905	\$0	\$10,573	\$9,980	\$0	\$178,459
2031	\$162,642	\$0	\$10,890	\$10,280	\$0	\$183,812
2032	\$167,522	\$0	\$11,217	\$10,588	\$0	\$189,327
2033	\$172,547	\$0	\$11,554	\$10,906	\$0	\$195,007
2034	\$177,724	\$0	\$11,900	\$11,233	\$0	\$200,857
2035	\$183,055	\$0	\$12,257	\$11,570	\$0	\$206,882
2036	\$188,547	\$0	\$12,625	\$11,917	\$0	\$213,089
2037	\$194,204	\$0	\$13,004	\$12,274	\$0	\$219,482
2038	\$200,030	\$0	\$13,394	\$12,642	\$0	\$226,066
2039	\$206,031	\$0	\$13,796	\$13,022	\$0	\$232,848
2040	\$212,211	\$0	\$14,210	\$13,412	\$0	\$239,833
2041	\$218,578	\$0	\$14,636	\$13,815	\$0	\$247,028
2042	\$225,135	\$0	\$15,075	\$14,229	\$0	\$254,439
2043	\$231,889	\$0	\$15,527	\$14,656	\$0	\$262,073
2044	\$238,846	\$0	\$15,993	\$15,096	\$0	\$269,935
2045	\$246,011	\$0	\$16,473	\$15,549	\$0	\$278,033
2046	\$253,392	\$0	\$16,967	\$16,015	\$0	\$286,374
2047	\$260,993	\$0	\$17,476	\$16,496	\$0	\$294,965
2048	\$268,823	\$0	\$18,000	\$16,990	\$0	\$303,814
2049	\$276,888	\$0	\$18,540	\$17,500	\$0	\$312,928
2050	\$285,194	\$0	\$19,096	\$18,025	\$0	\$322,316
2051	\$293,750	\$0	\$19,669	\$18,566	\$0	\$331,986
2052	\$302,563	\$0	\$20,259	\$19,123	\$0	\$341,945
2053	\$311,640	\$0	\$20,867	\$19,697	\$0	\$352,204
2054	\$320,989	\$0	\$21,493	\$20,287	\$0	\$362,770
2055	\$330,619	\$0	\$22,138	\$20,896	\$0	\$373,653
2056	\$340,537	\$0	\$22,802	\$21,523	\$0	\$384,862
2057	\$350,753	\$0	\$23,486	\$22,169	\$0	\$396,408
2058	\$361,276	\$0	\$24,191	\$22,834	\$0	\$408,300
2059	\$372,114	\$0	\$24,917	\$23,519	\$0	\$420,549

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
2060	\$383,278	\$0	\$25,664	\$24,224	\$0	\$433,166
2061	\$394,776	\$0	\$26,434	\$24,951	\$0	\$446,161
2062	\$406,619	\$0	\$27,227	\$25,700	\$0	\$459,546
2063	\$418,818	\$0	\$28,044	\$26,471	\$0	\$473,332
<u>Total</u>	<u>\$9,542,596</u>	<u>\$0</u>	<u>\$638,967</u>	<u>\$603,121</u>	<u>\$0</u>	<u>\$10,784,684</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
2026	\$0	\$0
2027	\$0	\$0
2028	\$0	\$0
2029	\$0	\$0
2030	\$0	\$0
2031	\$0	\$0
2032	\$0	\$0
2033	\$0	\$0
2034	\$0	\$0
2035	\$0	\$0
2036	\$0	\$0
2037	\$0	\$0
2038	\$0	\$0
2039	\$0	\$0
2040	\$0	\$0

Table 62 continued on the next page

Table 62 - Continued
Estimated Hotel Occupancy Tax Collections
from Visitors

Year	City Hotel Spending on Lodging	Occupancy Tax Collections
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
Total	<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	City of		McKinney ISD	Other Local Jurisdictions	Total
	McKinney	Collin County			
2026	\$321,664	\$116,517	\$288,674	\$63,368	\$790,223
2027	\$494,902	\$179,270	\$444,144	\$97,496	\$1,215,811
2028	\$598,144	\$216,668	\$536,798	\$117,834	\$1,469,443
2029	\$596,010	\$215,895	\$1,065,646	\$117,414	\$1,994,965
2030	\$602,548	\$218,263	\$1,077,336	\$118,702	\$2,016,849
2031	\$581,651	\$210,693	\$1,039,973	\$114,585	\$1,946,902
2032	\$556,816	\$201,697	\$995,569	\$109,693	\$1,863,775
2033	\$531,176	\$192,410	\$949,725	\$104,642	\$1,777,953
2034	\$511,806	\$185,393	\$915,092	\$100,826	\$1,713,118
2035	\$497,435	\$180,188	\$889,398	\$97,995	\$1,665,015
2036	\$493,245	\$178,670	\$881,906	\$97,169	\$1,650,991
2037	\$481,906	\$174,563	\$861,632	\$94,936	\$1,613,037
2038	\$482,093	\$174,630	\$861,965	\$94,972	\$1,613,660
2039	\$482,520	\$174,785	\$1,292,426	\$95,056	\$2,044,787
2040	\$488,525	\$176,960	\$1,308,510	\$96,239	\$2,070,234
2041	\$495,103	\$179,343	\$1,326,131	\$97,535	\$2,098,113
2042	\$503,348	\$182,329	\$1,348,214	\$99,160	\$2,133,051
2043	\$512,146	\$185,516	\$1,371,779	\$100,893	\$2,170,334
2044	\$521,120	\$188,767	\$1,395,816	\$102,661	\$2,208,363
2045	\$530,273	\$192,083	\$1,420,333	\$104,464	\$2,247,153
2046	\$539,610	\$195,465	\$1,445,341	\$106,303	\$2,286,718
2047	\$549,133	\$198,914	\$1,470,849	\$108,179	\$2,327,075
2048	\$558,846	\$202,433	\$1,496,867	\$110,093	\$2,368,239
2049	\$568,754	\$206,022	\$1,523,405	\$112,045	\$2,410,226
2050	\$578,860	\$209,683	\$1,550,474	\$114,036	\$2,453,053
2051	\$589,169	\$213,417	\$1,578,084	\$116,066	\$2,496,736
2052	\$599,683	\$217,225	\$1,606,247	\$118,138	\$2,541,293
2053	\$610,408	\$221,110	\$1,634,973	\$120,250	\$2,586,741
2054	\$621,347	\$225,073	\$1,664,273	\$122,405	\$2,633,098
2055	\$632,505	\$229,114	\$1,694,160	\$124,604	\$2,680,382
2056	\$643,886	\$233,237	\$1,724,644	\$126,846	\$2,728,612
2057	\$655,495	\$237,442	\$1,755,738	\$129,133	\$2,777,807
2058	\$667,335	\$241,731	\$1,787,454	\$131,465	\$2,827,985
2059	\$679,413	\$246,106	\$1,819,804	\$133,844	\$2,879,167
2060	\$691,732	\$250,569	\$1,852,801	\$136,271	\$2,931,373
2061	\$704,298	\$255,120	\$1,886,458	\$138,747	\$2,984,623
2062	\$717,115	\$259,763	\$1,920,788	\$141,272	\$3,038,937
2063	\$730,188	\$264,499	\$1,955,804	\$143,847	\$3,094,338
Total	\$21,620,208	\$7,831,560	\$50,639,230	\$4,259,184	\$84,350,182

Property Tax Collections - Land, Existing Buildings, and Inventories

In addition to the property taxes generated for local taxing units on the facility's eligible JETI investment, local taxing units will 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 & Existing Buildings	Inventories	Total Appraised Value of Land & Inventories
2026	\$107,000,000	\$0	\$107,000,000
2027	\$109,140,000	\$0	\$109,140,000
2028	\$111,322,800	\$0	\$111,322,800
2029	\$113,549,256	\$0	\$113,549,256
2030	\$115,820,241	\$0	\$115,820,241
2031	\$118,136,646	\$0	\$118,136,646
2032	\$120,499,379	\$0	\$120,499,379
2033	\$122,909,366	\$0	\$122,909,366
2034	\$125,367,554	\$0	\$125,367,554
2035	\$127,874,905	\$0	\$127,874,905
2036	\$130,432,403	\$0	\$130,432,403
2037	\$133,041,051	\$0	\$133,041,051
2038	\$135,701,872	\$0	\$135,701,872
2039	\$138,415,909	\$0	\$138,415,909
2040	\$141,184,228	\$0	\$141,184,228
2041	\$144,007,912	\$0	\$144,007,912
2042	\$146,888,070	\$0	\$146,888,070
2043	\$149,825,832	\$0	\$149,825,832
2044	\$152,822,348	\$0	\$152,822,348
2045	\$155,878,795	\$0	\$155,878,795
2046	\$158,996,371	\$0	\$158,996,371
2047	\$162,176,299	\$0	\$162,176,299
2048	\$165,419,825	\$0	\$165,419,825
2049	\$168,728,221	\$0	\$168,728,221
2050	\$172,102,786	\$0	\$172,102,786
2051	\$175,544,841	\$0	\$175,544,841
2052	\$179,055,738	\$0	\$179,055,738
2053	\$182,636,853	\$0	\$182,636,853
2054	\$186,289,590	\$0	\$186,289,590

Table 64 continued on the next page

Table 64 - Continued			
Appraised Value of the Facility's Land & Inventories			
Year	Land & Existing Buildings	Inventories	Total Appraised Value of Land & Inventories
2055	\$190,015,382	\$0	\$190,015,382
2056	\$193,815,689	\$0	\$193,815,689
2057	\$197,692,003	\$0	\$197,692,003
2058	\$201,645,843	\$0	\$201,645,843
2059	\$205,678,760	\$0	\$205,678,760
2060	\$209,792,335	\$0	\$209,792,335
2061	\$213,988,182	\$0	\$213,988,182
2062	\$218,267,946	\$0	\$218,267,946
2063	\$222,633,305	\$0	\$222,633,305

Appraised Value Assumptions:

Land & Existing Buildings Value: Company's projections and 2% annual appreciation.

Inventories: Company's projections.

Table 65						
Ad Valorem Taxes for Other Taxing Units on Land & Inventories						
Year	Taxable Value of Land, Existing Buildings & Inventories	City of McKinney	Collin County	McKinney ISD	Other Local Jurisdictions	Total
		0.412284	0.149343	1.104300	0.081220	1.747147
2026	\$107,000,000	\$441,144	\$159,797	\$1,181,601	\$86,905	\$1,869,447
2027	\$109,140,000	\$449,967	\$162,993	\$1,205,233	\$88,644	\$1,906,836
2028	\$111,322,800	\$458,966	\$166,253	\$1,229,338	\$90,416	\$1,944,973
2029	\$113,549,256	\$468,145	\$169,578	\$1,253,924	\$92,225	\$1,983,872
2030	\$115,820,241	\$477,508	\$172,969	\$1,279,003	\$94,069	\$2,023,550
2031	\$118,136,646	\$487,058	\$176,429	\$1,304,583	\$95,951	\$2,064,021
2032	\$120,499,379	\$496,800	\$179,957	\$1,330,675	\$97,870	\$2,105,301
2033	\$122,909,366	\$506,736	\$183,557	\$1,357,288	\$99,827	\$2,147,407
2034	\$125,367,554	\$516,870	\$187,228	\$1,384,434	\$101,824	\$2,190,355
2035	\$127,874,905	\$527,208	\$190,972	\$1,412,123	\$103,860	\$2,234,163
2036	\$130,432,403	\$537,752	\$194,792	\$1,440,365	\$105,937	\$2,278,846
2037	\$133,041,051	\$548,507	\$198,687	\$1,469,172	\$108,056	\$2,324,423
2038	\$135,701,872	\$559,477	\$202,661	\$1,498,556	\$110,217	\$2,370,911
2039	\$138,415,909	\$570,667	\$206,714	\$1,528,527	\$112,421	\$2,418,329

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	City of McKinney 0.412284	Collin County 0.149343	McKinney ISD 1.104300	Other Local Jurisdictions 0.081220	Total 1.747147
2040	\$141,184,228	\$582,080	\$210,849	\$1,559,097	\$114,670	\$2,466,696
2041	\$144,007,912	\$593,722	\$215,066	\$1,590,279	\$116,963	\$2,516,030
2042	\$146,888,070	\$605,596	\$219,367	\$1,622,085	\$119,302	\$2,566,351
2043	\$149,825,832	\$617,708	\$223,754	\$1,654,527	\$121,689	\$2,617,678
2044	\$152,822,348	\$630,062	\$228,229	\$1,687,617	\$124,122	\$2,670,031
2045	\$155,878,795	\$642,663	\$232,794	\$1,721,370	\$126,605	\$2,723,432
2046	\$158,996,371	\$655,517	\$237,450	\$1,755,797	\$129,137	\$2,777,900
2047	\$162,176,299	\$668,627	\$242,199	\$1,790,913	\$131,720	\$2,833,458
2048	\$165,419,825	\$681,999	\$247,043	\$1,826,731	\$134,354	\$2,890,128
2049	\$168,728,221	\$695,639	\$251,984	\$1,863,266	\$137,041	\$2,947,930
2050	\$172,102,786	\$709,552	\$257,023	\$1,900,531	\$139,782	\$3,006,889
2051	\$175,544,841	\$723,743	\$262,164	\$1,938,542	\$142,578	\$3,067,026
2052	\$179,055,738	\$738,218	\$267,407	\$1,977,313	\$145,429	\$3,128,367
2053	\$182,636,853	\$752,983	\$272,755	\$2,016,859	\$148,338	\$3,190,934
2054	\$186,289,590	\$768,042	\$278,210	\$2,057,196	\$151,304	\$3,254,753
2055	\$190,015,382	\$783,403	\$283,775	\$2,098,340	\$154,330	\$3,319,848
2056	\$193,815,689	\$799,071	\$289,450	\$2,140,307	\$157,417	\$3,386,245
2057	\$197,692,003	\$815,052	\$295,239	\$2,183,113	\$160,565	\$3,453,970
2058	\$201,645,843	\$831,354	\$301,144	\$2,226,775	\$163,777	\$3,523,049
2059	\$205,678,760	\$847,981	\$307,167	\$2,271,311	\$167,052	\$3,593,510
2060	\$209,792,335	\$864,940	\$313,310	\$2,316,737	\$170,393	\$3,665,380
2061	\$213,988,182	\$882,239	\$319,576	\$2,363,071	\$173,801	\$3,738,688
2062	\$218,267,946	\$899,884	\$325,968	\$2,410,333	\$177,277	\$3,813,462
2063	\$222,633,305	\$917,881	\$332,487	\$2,458,540	\$180,823	\$3,889,731
Total		\$24,754,762	\$8,967,000	\$66,305,469	\$4,876,691	\$104,903,922

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	
2026	\$48,519	\$0	\$0	\$790,223	\$1,869,447	\$2,708,189	
2027	\$131,632	\$0	\$0	\$1,215,811	\$1,906,836	\$3,254,279	
2028	\$141,300	\$0	\$0	\$1,469,443	\$1,944,973	\$3,555,717	
2029	\$160,786	\$0	\$0	\$1,994,965	\$1,983,872	\$4,139,623	
2030	\$178,459	\$0	\$0	\$2,016,849	\$2,023,550	\$4,218,857	
2031	\$183,812	\$0	\$0	\$1,946,902	\$2,064,021	\$4,194,736	
2032	\$189,327	\$0	\$0	\$1,863,775	\$2,105,301	\$4,158,403	
2033	\$195,007	\$0	\$0	\$1,777,953	\$2,147,407	\$4,120,367	
2034	\$200,857	\$0	\$0	\$1,713,118	\$2,190,355	\$4,104,330	
2035	\$206,882	\$0	\$0	\$1,665,015	\$2,234,163	\$4,106,060	
2036	\$213,089	\$0	\$0	\$1,650,991	\$2,278,846	\$4,142,926	
2037	\$219,482	\$0	\$0	\$1,613,037	\$2,324,423	\$4,156,941	
2038	\$226,066	\$0	\$0	\$1,613,660	\$2,370,911	\$4,210,637	
2039	\$232,848	\$0	\$0	\$2,044,787	\$2,418,329	\$4,695,965	
2040	\$239,833	\$0	\$0	\$2,070,234	\$2,466,696	\$4,776,764	
2041	\$247,028	\$0	\$0	\$2,098,113	\$2,516,030	\$4,861,172	
2042	\$254,439	\$0	\$0	\$2,133,051	\$2,566,351	\$4,953,841	
2043	\$262,073	\$0	\$0	\$2,170,334	\$2,617,678	\$5,050,084	
2044	\$269,935	\$0	\$0	\$2,208,363	\$2,670,031	\$5,148,329	
2045	\$278,033	\$0	\$0	\$2,247,153	\$2,723,432	\$5,248,617	
2046	\$286,374	\$0	\$0	\$2,286,718	\$2,777,900	\$5,350,992	
2047	\$294,965	\$0	\$0	\$2,327,075	\$2,833,458	\$5,455,498	
2048	\$303,814	\$0	\$0	\$2,368,239	\$2,890,128	\$5,562,180	
2049	\$312,928	\$0	\$0	\$2,410,226	\$2,947,930	\$5,671,084	
2050	\$322,316	\$0	\$0	\$2,453,053	\$3,006,889	\$5,782,257	
2051	\$331,986	\$0	\$0	\$2,496,736	\$3,067,026	\$5,895,748	
2052	\$341,945	\$0	\$0	\$2,541,293	\$3,128,367	\$6,011,605	
2053	\$352,204	\$0	\$0	\$2,586,741	\$3,190,934	\$6,129,879	
2054	\$362,770	\$0	\$0	\$2,633,098	\$3,254,753	\$6,250,621	
2055	\$373,653	\$0	\$0	\$2,680,382	\$3,319,848	\$6,373,883	
2056	\$384,862	\$0	\$0	\$2,728,612	\$3,386,245	\$6,499,720	
2057	\$396,408	\$0	\$0	\$2,777,807	\$3,453,970	\$6,628,185	
2058	\$408,300	\$0	\$0	\$2,827,985	\$3,523,049	\$6,759,335	
2059	\$420,549	\$0	\$0	\$2,879,167	\$3,593,510	\$6,893,227	
2060	\$433,166	\$0	\$0	\$2,931,373	\$3,665,380	\$7,029,919	
2061	\$446,161	\$0	\$0	\$2,984,623	\$3,738,688	\$7,169,472	
2062	\$459,546	\$0	\$0	\$3,038,937	\$3,813,462	\$7,311,945	
2063	\$473,332	\$0	\$0	\$3,094,338	\$3,889,731	\$7,457,402	
Total	\$10,784,684	\$0	\$0	\$84,350,182	\$104,903,922	\$200,038,788	

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
2026	\$2,662,545	\$45,644	\$2,708,189
2027	\$3,130,447	\$123,833	\$3,254,279
2028	\$3,422,788	\$132,928	\$3,555,717
2029	\$3,988,363	\$151,260	\$4,139,623
2030	\$4,050,972	\$167,885	\$4,218,857
2031	\$4,021,814	\$172,922	\$4,194,736
2032	\$3,980,293	\$178,110	\$4,158,403
2033	\$3,936,914	\$183,453	\$4,120,367
2034	\$3,915,373	\$188,956	\$4,104,330
2035	\$3,911,435	\$194,625	\$4,106,060
2036	\$3,942,462	\$200,464	\$4,142,926
2037	\$3,950,463	\$206,478	\$4,156,941
2038	\$3,997,965	\$212,672	\$4,210,637
2039	\$4,476,913	\$219,052	\$4,695,965
2040	\$4,551,140	\$225,624	\$4,776,764
2041	\$4,628,779	\$232,393	\$4,861,172
2042	\$4,714,477	\$239,364	\$4,953,841
2043	\$4,803,539	\$246,545	\$5,050,084
2044	\$4,894,387	\$253,942	\$5,148,329
2045	\$4,987,057	\$261,560	\$5,248,617
2046	\$5,081,586	\$269,407	\$5,350,992
2047	\$5,178,009	\$277,489	\$5,455,498
2048	\$5,276,366	\$285,814	\$5,562,180
2049	\$5,376,696	\$294,388	\$5,671,084
2050	\$5,479,038	\$303,220	\$5,782,257
2051	\$5,583,432	\$312,316	\$5,895,748
2052	\$5,689,919	\$321,686	\$6,011,605
2053	\$5,798,543	\$331,336	\$6,129,879
2054	\$5,909,344	\$341,276	\$6,250,621
2055	\$6,022,368	\$351,515	\$6,373,883
2056	\$6,137,659	\$362,060	\$6,499,720
2057	\$6,255,263	\$372,922	\$6,628,185
2058	\$6,375,225	\$384,110	\$6,759,335
2059	\$6,497,594	\$395,633	\$6,893,227
2060	\$6,622,417	\$407,502	\$7,029,919
2061	\$6,749,745	\$419,727	\$7,169,472
2062	\$6,879,626	\$432,319	\$7,311,945
2063	\$7,012,113	\$445,288	\$7,457,402
Total	\$189,893,071	\$10,145,717	\$200,038,788

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	\$10,784,684	\$0	\$21,620,208	\$24,754,762	\$57,159,655
Collin County	\$0	\$0	\$7,831,560	\$8,967,000	\$16,798,559
McKinney ISD	\$0	\$0	\$50,639,230	\$66,305,469	\$116,944,699
Collin College	\$0	\$0	\$4,259,184	\$4,876,691	\$9,135,875
<u>Total</u>	<u>\$10,784,684</u>	<u>\$0</u>	<u>\$84,350,182</u>	<u>\$104,903,922</u>	<u>\$200,038,788</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	1.9439
Employment multiplier	2.2999	3.4084
Earnings multiplier	2.0049	1.9844

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

	During Construction	During Operations
Output multiplier	1.5557	1.2744
Employment multiplier	1.5232	1.8778
Earnings multiplier	1.4217	1.3401

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	\$3.350 B	11,449,769	\$293
Total			\$571.00

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	\$293.00
Total	\$1,046.00

Estimated annual increase in the above taxes per worker over each of the next 38 years 3.00%

Local tax rates used in this analysis:

Local Sales Tax Rates

Nearby Cities	2.00%
Collin County	0.00%
<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: City of McKinney		0.412284
County: Collin County		0.149343
School: McKinney ISD		1.104300
	M&O Rate:	0.734300
	I&S Rate:	0.370000
Spec Dist #1: Collin College		0.081220
Total Rate		1.747147

AFFIDAVIT OF CHANG CHUN HSU

BEFORE ME, the undersigned authority, personally appeared CHANG CHUN HSU, who, being by me duly sworn, deposed and said:

“My name is CHANG CHUN HSU. 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 the Operation Head of Lite-On, Inc. and am authorized to make this affidavit on behalf of Lite-On, Inc. Lite-On, Inc. 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 Lite-On, Inc. has thoroughly reviewed the ineligibility criteria outlined in Section 403.606 and Lite-On, Inc. 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.

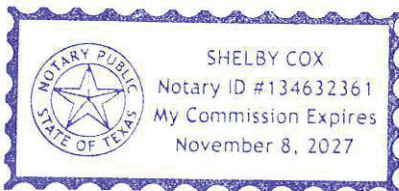
We understand the importance of accuracy and completeness in providing this information and acknowledge that any false statement or misrepresentation may result in legal consequences including rejection of an application or rescission of an agreement entered under the Act.”

WITNESS MY HAND on this the 9th day of April, 2026.

State of Texas
County of: Collin

Chang Chun Hsu
CHANG CHUN HSU

SUBSCRIBED AND SWORN TO BEFORE ME on April 9th 2026, to certify which witness my hand and official seal.



[Signature]
Notary Public

My commission expires 11/8/2027