

## Bella + Canvas, LLC

9830 Wilshire Blvd., Beverly Hills, CA 90212

Pat Nejad, Manager of Tax Compliance

Date: June 16, 2022

### Application Facts:

Industry **Wholesale Trade**  
NAICS **424300**  
Type of App **New**  
Location **Clark County**  
RDA LVGEA, Chris Zunis

### Company Profile

Bella + Canvas, LLC (Bella + Canvas) is considering locating a 488,100 sq. ft. warehouse facility in North Las Vegas. The company is headquartered in Los Angeles and is the largest manufacturer of wholesale apparel in the US. Bella + Canvas specializes in the design, manufacturing, and distribution of premium clothing basics. It's superior craftsmanship, exceptional USA-made quality, and commitment to sustainability has established the Company as the go-to apparel brand for wholesale and retail sale. Bella + Canvas encourages eco-conscious practices through its recycling program and electric car charging stations. The company's Diversity, Equity & Inclusion Committee (DEIC) is responsible for enabling, educating and championing a culture and atmosphere of diversity, equality and inclusion. The company also advocates a healthy body and mind through its daily yoga classes. *Source: Bella + Canvas, LLC*

<b>Tax Abatement Requirements:</b>	<b>Statutory</b>	<b>Company Application</b>	<b>Meeting Requirements</b>
Job Creation	50	<b>10</b>	<b>No</b>
Average Wage	\$26.67	<b>\$30.00</b>	<b>Yes</b>
Equipment Capex (SU & MBT)			
Equipment Capex (PP)	\$1,000,000	<b>\$19,034,935</b>	<b>Yes</b>
<b>Additional Requirements:</b>			
Health Insurance	65%	<b>80%</b>	<b>Yes</b>
Revenues generated outside NV	51%	<b>90%</b>	<b>Yes</b>
Business License	<input checked="" type="checkbox"/> Current	<input type="checkbox"/> Pending	<input type="checkbox"/> Will comply
<b>Total Tax Liability</b> (without tax abatements)	<b>Direct (company)</b>		<b>Total</b>
	<b>\$2,364,608</b>		<b>\$6,340,690</b>

<b>Tax Abatements</b>	<b>Contract Terms</b>	<b>Estimated Tax Abatement</b>
Sales Tax Abmt.	2% for 2 years	\$1,213,477
Modified Business Tax Abmt.	50% for 4 years	\$16,129
Personal Property Tax Abmt.	50% for 10 years	\$369,087
<b>Total Estimated Tax Abatement over 10 yrs.</b>		<b>\$1,598,693</b>

<b>Net New Tax Revenues</b>	<b>Direct</b>	<b>Indirect</b>	<b>Taxes after Abatements</b>
<b>Local Taxes</b>			
Property	\$3,338,356	\$360,330	\$3,698,686
Sales	\$0	\$240,945	\$240,945
Lodging	\$0	\$10,641	\$10,641
<b>State Taxes</b>			
Property	\$182,588	\$20,966	\$203,554
Sales	\$380,699	\$80,415	\$461,114
Modified Business	\$64,516	\$59,122	\$123,638
Lodging	\$0	\$3,419	\$3,419
<b>Total Estimated New Tax Revenue over 10 yrs.</b>	<b>\$3,966,159</b>	<b>\$775,838</b>	<b>\$4,741,997</b>

<b>Economic Impact over 10 yrs.</b>	<b>Direct</b>	<b>Construction</b>	<b>Total</b>
Total Jobs Supported	19	0	19
Total Payroll Supported	\$12,970,258	\$0	\$12,970,258
Total Economic Value	\$33,355,135	\$0	\$33,355,135

### IMPORTANT TERMS & INFORMATION

**Tax Abatements are reduction or discount of tax liability and companies do not receive any form of payment.**

**Total Estimated Tax Abatement** is a tax reduction estimate. This estimated amount will be discounted from total tax liability.

**Estimated New Tax Revenue** is amount of tax revenues local and state government will collect after the abatement was given to applying company.

**Economic Impact** is economic effect or benefits that this company and it's operations will have on the community and state economy measured by total number of jobs, payroll and created output.



May 6<sup>th</sup>. 2022

Mr. Michael Brown  
Executive Director  
Nevada Governor's Office of Economic Development  
555 E. Washington Avenue, Suite 5400  
Las Vegas, Nevada 89101

Dear Director Brown,  
Bella +Canvas, LLC is applying to the State of Nevada for the Sales & Use Tax Abatement, the Modified Business Tax Abatement, and the Personal Property Tax Abatement. We request that Bella +Canvas, LLC be placed on the agenda for the June 16<sup>th</sup>. 2022 GOED Board meeting.

Bella +Canvas, LLC will create 10 new positions in the first 24 months of operations, with an average hourly wage of \$30.00. The company will make a capital investment of \$19,034,935.

Bella +Canvas, LLC meets and exceeds the three requirements for tax abatements. This application has the full support of the Las Vegas Global Economic Alliance.

Sincerely,

A handwritten signature in black ink that reads "Chris Zunis". The signature is written in a cursive, slightly slanted style.

Chris Zunis  
VP Economic Development  
Las Vegas Global Economic Alliance

# BELLA+CANVAS.

LOS ANGELES

April 21, 2022

Mr. Michael Brown  
Executive Director  
Governor's Office of Economic Development  
808 West Nye Lane  
Carson City, NV 89703

Dear Mr. Brown,

By way of this letter and the attached application, Bella + Canvas LLP ("Bella + Canvas" or "Company") is requesting tax incentives to assist with our planned operation in the state of Nevada. Recent strategic planning has the company focused on creating a presence in Nevada. A large part of this consideration is the economic incentives offered by the state.

The Company anticipates hiring 10 full-time employees (grandfathered from our application submitted December 21, 2021) at an average wage of \$30.00 per hour in our first year of operation as part of a total workforce of 900 new positions created at this facility. The additional jobs created outside of the Company's direct hires will be engaged by a 3PL who will operate warehousing and distribution activities.

Bella + Canvas specializes in the design, manufacturing, and distribution of premium clothing basics. It's superior craftsmanship, exceptional USA-made quality, and commitment to sustainability has established the Company as the go-to apparel brand for wholesale and retail sale. The Company was established in California in 1992.

The economic development incentives offered by the State of Nevada have been an integral factor in our decision making process to locate our operation here in the state. Bella + Canvas was examining multiple locations throughout the pacific southwest and ultimately, after much due diligence and economic feasibility analysis, Nevada was chosen for its overall incentive package and pro business climate.

We are considering opening a 488,100 square foot facility within the next few months. In addition, the Company will spend over \$19 million in capital expenditures to build out the facility.


# BELLA + CANVAS.

LOS ANGELES

Our experience with representatives from the state and local economic development agencies has been positive and we look forward to your approval of our application to assist us with our efforts to expand/relocate in the state of Nevada. If you have any questions, please feel free to call me.

Thank you for your time and consideration.

Sincerely,

DocuSigned by:  
  
4D5FF5F429D2458...

4/21/2022

Marty Matthews  
Chief Financial Officer - Bella + Canvas LLC

**ECONOMIC DEVELOPMENT****Incentive Application**Company Name: Bella + Canvas, LLCDate of Application: December 21, 2021

Company is an / a: (check one)

 New location in Nevada Expansion of a Nevada company**Section 1 - Type of Incentives**

Please check all that the company is applying for on this application:

 Sales & Use Tax Abatement Sales & Use Tax Deferral Modified Business Tax Abatement Recycling Real Property Tax Abatement Personal Property Tax Abatement Other: \_\_\_\_\_**Section 2 - Corporate Information**

COMPANY NAME (Legal name under which business will be transacted in Nevada) <u>Bella + Canvas, LLC</u>			FEDERAL TAX ID # <u>81-4728653</u>
CORPORATE ADDRESS <u>9830 Wilshire Blvd.</u>	CITY / TOWN <u>Beverly Hills</u>	STATE / PROVINCE <u>CA</u>	ZIP <u>90212</u>
MAILING ADDRESS TO RECEIVE DOCUMENTS (If different from above)	CITY / TOWN	STATE / PROVINCE	ZIP
TELEPHONE NUMBER <u>(323) 215-4812</u>	WEBSITE <u>bellacanvas.com</u>		
COMPANY CONTACT NAME <u>Pat Nejad</u>	COMPANY CONTACT TITLE <u>Manager of Tax Compliance</u>		
E-MAIL ADDRESS <u>pat.nejad@bellacanvas.com</u>	PREFERRED PHONE NUMBER <u>(323) 215-4812</u>		

Has your company ever applied and been approved for incentives available by the Governor's Office of Economic Development?  Yes  No

If Yes, list the program awarded, date of approval, and status of the accounts (attach separate sheet if necessary):

N/A**Section 3 - Program Requirements**

Please check two of the boxes below; the company must meet at least two of the three program requirements:

- A capital investment of \$1,000,000 in eligible equipment in urban areas or \$250,000 in eligible equipment in rural areas are required. This criteria is businesses. In cases of expanding businesses, the capital investment must equal at least 20% of the value of the tangible property owned by the business.
- New businesses locating in urban areas require fifty (50) or more permanent, full-time employees on its payroll by the eighth calendar quarter quarter in which the abatement becomes effective. In rural areas, the requirement is ten (10) or more. For an expansion, the business must increase employees on its payroll by 10% more than its existing employees prior to expansion, or by 25 (urban) or 6 (rural) employees, whichever is greater.
- In both urban and rural areas, the average hourly wage that will be paid by the business to its new employees is at least 100% of the average statewide hourly wage.

Note: Criteria is different depending on whether the business is in a county where the population is 100,000 or more or a city where the population is 60,000 or "urban" area), or if the business is in a county where the population is less than 100,000 or a city where the population is less than 60,000 (i.e., "rural" area).

**Section 4 - Nevada Facility**

Type of Facility:

 Headquarters Service Provider Technology Distribution / Fulfillment Back Office Operations Manufacturing Research & Development / Intellectual Property Other: Warehousing

PERCENTAGE OF REVENUE GENERATED BY THE NEW JOBS CONTAINED IN THIS APPLICATION FROM OUTSIDE NEVADA <u>90%</u>	EXPECTED DATE OF NEW / EXPANDED OPERATIONS (MONTH / YEAR) <u>Jan-2022</u>		
NAICS CODE / SIC <u>424300</u>	INDUSTRY TYPE <u>Apparel</u>		
DESCRIPTION OF COMPANY'S NEVADA OPERATIONS <u>Warehousing</u>			
PROPOSED / ACTUAL NEVADA FACILITY ADDRESS <u>4130 N. 5th Street</u>	CITY / TOWN <u>North Las Vegas</u>	COUNTY <u>Clark County</u>	ZIP <u>89030</u>
WHAT OTHER STATES / REGIONS / CITIES ARE BEING CONSIDERED FOR YOUR COMPANY'S RELOCATION / EXPANSION / STARTUP? <u>California</u>			

**Section 5 - Complete Forms (see additional tabs at the bottom of this sheet for each form listed below)**

Check the applicable box when form has been completed.

- 5 (A)  Equipment List
- 5 (B)  Employment Schedule
- 5 (C)  Evaluation of Health Plan, with supporting documents to show the employer paid portion of plan meets the minimum of 65%.
- 5 (D)  Company Information Form

**Section 6 - Real Estate & Construction (Fill in either New Operations/Startup or Expansion, not both.)**

New Operations / Start Up - Plans Over the Next <u>Ten</u> Years	Expansions - Plans Over the Next <u>10</u> Years
<p>Part 1. Are you currently/planning on leasing space in Nevada? <u>Yes</u></p> <p><b>If No, skip to Part 2. If Yes, continue below:</b></p> <p>What year(s)? <u>2022</u></p> <p>How much space (sq. ft.)? <u>488,100</u></p> <p>Annual lease cost of space: <u>\$3,924,324.00</u></p> <p>Do you plan on making building tenant improvements? <u>Yes</u></p> <p><b>If No, skip to Part 2. If Yes *, continue below:</b></p> <p>When to make improvements (month, year)? <u>Jan-2022</u></p> <hr/> <p>Part 2. Are you currently/planning on buying an owner occupied facility in Nevada? <u>No</u></p> <p><b>If No, skip to Part 3. If Yes *, continue below:</b></p> <p>Purchase date, if buying (month, year): _____</p> <p>How much space (sq. ft.)? _____</p> <p>Do you plan on making building improvements? _____</p> <p><b>If No, skip to Part 3. If Yes *, continue below:</b></p> <p>When to make improvements (month, year)? _____</p> <hr/> <p>Part 3. Are you currently/planning on building a build-to-suit facility in Nevada? <u>No</u></p> <p><b>If Yes *, continue below:</b></p> <p>When to break ground, if building (month, year)? _____</p> <p>Estimated completion date, if building (month, year): _____</p> <p>How much space (sq. ft.)? _____</p>	<p>Part 1. Are you currently leasing space in Nevada? _____</p> <p><b>If No, skip to Part 2. If Yes, continue below:</b></p> <p>What year(s)? _____</p> <p>How much space (sq. ft.)? _____</p> <p>Annual lease cost at current space: _____</p> <p>Due to expansion, will you lease additional space? _____</p> <p><b>If No, skip to Part 3. If Yes, continue below:</b></p> <p>Expanding at the current facility or a new facility? _____</p> <p>What year(s)? _____</p> <p>How much expanded space (sq. ft.)? _____</p> <p>Annual lease cost of expanded space: _____</p> <p>Do you plan on making building tenant improvements? _____</p> <p><b>If No, skip to Part 3. If Yes *, continue below:</b></p> <p>When to make improvements (month, year)? _____</p> <hr/> <p>Part 2. Are you currently operating at an owner occupied building in Nevada? _____</p> <p><b>If No, skip to Part 3. If Yes, continue below:</b></p> <p>How much space (sq. ft.)? _____</p> <p>Current assessed value of real property? _____</p> <p>Due to expansion, will you be making building improvements? _____</p> <p><b>If No, skip to Part 3. If Yes *, continue below:</b></p> <p>When to make improvements (month, year)? _____</p> <hr/> <p>Part 3. Do you plan on building or buying a new facility in Nevada? _____</p> <p><b>If Yes *, continue below:</b></p> <p>Purchase date, if buying (month, year): _____</p> <p>When to break ground, if building (month, year)? _____</p> <p>Estimated completion date, if building (month, year): _____</p> <p>How much space (sq. ft.)? _____</p>
<p><b>* Please complete Section 7 - Capital Investment for New Operations / Startup.</b></p>	<p><b>* Please complete Section 7 - Capital Investment for Expansions below.</b></p>

BRIEF DESCRIPTION OF CONSTRUCTION PROJECT AND ITS PROJECTED IMPACT ON THE LOCAL ECONOMY (Attach a separate sheet if necessary):

Leasehold improvements involving further outfitting the leased space to meet our business requirements include the construction of a mezzanine in the facility. The company's payroll expansion into Nevada will offer new jobs as well as tax revenue to the Nevada government.

**Section 7 - Capital Investment (Fill in either New Operations/Startup or Expansion, not both.)**

New Operations / Start Up	Expansions
How much capital investment is planned? (Breakout below):	How much capital investment is planned? (Breakout below):
Building Purchase (if buying): _____	Building Purchase (if buying): _____
Building Costs (if building / making improvements): _____	Building Costs (if building / making improvements): _____
Land: _____	Land: _____
Equipment Cost: <u>\$19,034,935</u>	Equipment Cost: _____
<b>Total: <u>\$19,034,935</u></b>	<b>Total: _____</b>
	Is the equipment purchase for replacement of existing equipment? _____
	Current assessed value of personal property in NV: _____
	(Must <b>attach</b> the most recent assessment from the County Assessor's Office.)

**Section 8 - Employment (Fill in either New Operations/Startup or Expansion, not both.)**

New Operations / Start Up	Expansions
How many full-time equivalent (FTE*) employees will be created by the end of the first eighth quarter of new operations?: <u>10</u>	How many full-time equivalent (FTE*) employees will be created by the end of the first eighth quarter of expanded operations?: _____
Average hourly wage of these <u>new</u> employees: <u>\$30.00</u>	Average hourly wage of these <u>new</u> employees: _____
	How many FTE employees prior to expansion?: _____
	Average hourly wage of these <u>existing</u> employees: _____
	Total number of employees after expansion: _____

\* FTE represents a permanent employee who works an average of 30 hours per week or more, is eligible for health care coverage, and whose position is a "primary job" as set forth in NAC 360.474.

OTHER COMPENSATION (Check all that apply):

- |   |   |   |   |
|---|---|---|---|
| <input checked="" type="checkbox"/> Overtime              | <input checked="" type="checkbox"/> Merit increases | <input type="checkbox"/> Tuition assistance                                   | <input checked="" type="checkbox"/> Bonus |
| <input checked="" type="checkbox"/> PTO / Sick / Vacation | <input type="checkbox"/> COLA adjustments           | <input checked="" type="checkbox"/> Retirement Plan / Profit Sharing / 401(k) | <input type="checkbox"/> Other: _____     |

BRIEF DESCRIPTION OF ADDITIONAL COMPENSATION PROGRAMS AND ELIGIBILITY REQUIREMENTS (Attach a separate sheet if necessary):

N/A

**Section 9 - Employee Health Insurance Benefit Program**

Is health insurance for employees and is an option for dependents offered?:  Yes (**attach health plan and quote or invoice**)  No

Package includes (check all that apply):

- Medical       Vision       Dental       Other: \_\_\_\_\_

Qualified after (check one):

- Upon employment       Three months after hire date       Six months after hire date       Other: 30 days after hire date

Health Insurance Costs:	Percentage of health insurance premium by (min 65%):
Plan Type: <u>PPO</u>	
Employer Contribution (annual premium per employee): <u>\$ 11,125.44</u>	Company: <u>80%</u>
Employee Contribution (annual premium per employee): <u>\$ 2,781.36</u>	Employee: <u>20%</u>
<b>Total Annual Premium: <u>\$ 13,906.80</u></b>	

[SIGNATURE PAGE FOLLOWS]

**Section 10 - Certification**

I, the undersigned, hereby grant to the Governor's Office of Economic Development access to all pertinent and relevant records and documents of the aforementioned company. I understand this requirement is necessary to qualify and to monitor for compliance of all statutory and regulatory provisions pertaining to this application.

Being owner, member, partner, officer or employee with signatory authorization for the company, I do hereby declare that the facts herein stated are true and that all licensing and permitting requirements will be met prior to the commencement of operations. In addition, I and /or the company's legal counsel have reviewed the terms of the GOED Tax Abatement and Incentives Agreement, the company recognizes this agreement is generally not subject to change, and any material revisions have been discussed with GOED in advance of board approval.

MARTY MATTHEWS

\_\_\_\_\_  
Name of person authorized for signature

  
\_\_\_\_\_  
Signature

CHIEF FINANCIAL OFFICER

\_\_\_\_\_  
Title

December 21, 2021

\_\_\_\_\_  
Date

**Nevada Governor's Office of Economic Development**

555 E. Washington Ave., Ste 5400 • Las Vegas, Nevada 89101 • 702.486.2700 • (Fax) 702.486.2701 • [www.diversifynevada.com](http://www.diversifynevada.com)



# Site Selection Factors

Company Name: Bella + Canvas, LLC

County: Clark

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## Section I - Site Selection Ratings

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Directions: Please rate the select factors by importance to the company's business (1 = very low; 5 = very high). Attach this form to the Incentives Application.

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Availability of qualified workforce:	<u>5</u>	Transportation infrastructure:	<u>5</u>
Labor costs:	<u>5</u>	Transportation costs:	<u>5</u>
Real estate availability:	<u>5</u>	State and local tax structure:	<u>5</u>
Real estate costs:	<u>5</u>	State and local incentives:	<u>5</u>
Utility infrastructure:	<u>5</u>	Business permitting & regulatory structure:	<u>5</u>
Utility costs:	<u>5</u>	Access to higher education resources:	<u>3</u>

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Please summarize the importance of the abatement program to your decision (please include at least a paragraph summary):

A big part of the decision on where to locate this facility is cost. As of now, Bella+Canvas is heavily leaning towards Las Vegas, Nevada. While the Company will consider many factors during the site selection process, the potential value of tax incentives by jurisdiction will be a critical factor to help offset the costs of the project. Bella+Canvas is seeking the most operationally efficient and cost-effective location to accommodate its business needs as the company plans for this large capital and hiring commitment. The incentives will be a material factor in the ultimate decision regarding where to locate this project.

## 5(A) Capital Equipment List

Company Name: Bella + Canvas, LLC

County: Clark

### Section I - Capital Equipment List

Directions: Please provide an estimated list of the equipment [columns (a) through (c)] which the company intends to purchase over the two-year allowable period. For example, if the effective date of new / expanded operations begins April 1, 2015, the two-year period would be until March 31, 2017. Add an additional page if needed. For guidelines on classifying equipment, visit: [tax.nv.gov/LocalGovt/PolicyPub/ArchiveFiles/Personal\\_Property\\_Manuals](http://tax.nv.gov/LocalGovt/PolicyPub/ArchiveFiles/Personal_Property_Manuals). Attach this form to the Incentives Application.

(a) Equipment Name/Description	(b) # of Units	(c) Price per Unit	(d) Total Cost
(2) Refrigerated Trailers 53' (Reoccurring fees)	19	\$2,900.00	\$55,037.20
2 Way Radios	63	\$250.00	\$15,815.29
A/C Ongoing Costs	1	\$96,000.00	\$75,913.38
Add AED Machines (2), including backup batteries/pads	3	\$3,469.22	\$10,973.34
Air Compressor System	7	\$35,000.00	\$249,090.76
Aluminum Carts (Outbound)	157	\$837.50	\$131,393.40
AntiFatigue Mats/Cleaning/Fire Extinguisher/Trash Can/Bulletin Board	2	\$50,000.00	\$79,076.43
BA Fans	6	\$15,000.00	\$83,030.25
Breakroom Office Furniture	2	\$50,000.00	\$79,076.43
Bushel Carts (Outbound)	16	\$500.00	\$8,223.95
Cabling and Facility Buildout	3	\$200,000.00	\$632,611.46
Camera for Badges	3	\$60.00	\$189.78
Checkpoint Computers (2 each)	3	\$1,594.62	\$5,043.87
Compactors	3	\$30,000.00	\$94,891.72
Computers	139	\$825.00	\$114,818.98
Conveyor (Nominal 30" Wide MDR and Bet)	2	\$214,843.28	\$339,780.81
Conveyor Accessories	2	\$212,591.19	\$336,219.06
Electric Counterbalanced Lift	2	\$12,366.67	\$19,558.24
Electrical Drop	142	\$550.00	\$78,285.67
Employee Badges	704	\$5.00	\$3,518.90
Facility/Bike/Trikes	3	\$1,500.00	\$4,744.59
First Aid Supplies	3	\$1,000.00	\$3,163.06
Flashlights	3	\$85.00	\$268.86
Floor Scrubber	4	\$25,814.90	\$102,067.51
Guardrail	79	\$112.50	\$8,896.10
Hand Sanitizer; (16) 68 oz bottles is standard order)	3	\$320.00	\$1,012.18
Hand Scanner	108	\$250.00	\$26,885.99
HR Web Access Station	4	\$2,500.00	\$9,884.55
Ice Machines (Breakroom)	3	\$5,000.00	\$15,815.29
Intercom System	2	\$85,000.00	\$134,429.94
IT Network Security-Camera's Badge Access-Will Antoine	3	\$311,550.00	\$985,450.51
Label Printer (Zebra GX420D)	118	\$460.00	\$54,198.99
Laser Printer (Ricoh SP4510DN)	94	\$535.00	\$50,344.01
Location Labels	272,295	\$0.05	\$13,614.75
Lockers	633	\$50.00	\$31,630.57
Locking File Cabinets	3	\$200.00	\$632.61
Locus Bots	22	\$7,800.00	\$172,702.93
Locus Guard Rail	791	\$50.00	\$39,538.22
Locus Installation Fee	2	\$126,741.00	\$200,444.52

(a) Equipment Name/Description	(b) # of Units	(c) Price per Unit	(d) Total Cost
Locus Picking Badge	176	\$30.00	\$5,288.68
Locus Tote Arrays	560	\$60.00	\$33,591.67
LP Counterbalanced Lift	1	\$9,166.67	\$7,248.67
LP Rental with Tank	2	\$725.00	\$1,719.91
Maintenance Fence/Cage	316	\$100.00	\$31,630.57
Maintenance Tools	3	\$10,000.00	\$31,630.57
Metal Detectors	3	\$10,654.00	\$33,699.21
Mezzanine uprights/decking	1	\$7,526,050.00	\$7,526,050.00
Network Drop	142	\$1,500.00	\$213,506.37
Office 365 Subscription (Corporate Employees)	40	\$150.00	\$5,930.73
Office Furniture (Cube and Chair)	11	\$3,200.00	\$35,426.24
Onboarding projector	2	\$1,000.00	\$1,581.53
Order Picker	4	\$14,966.67	\$59,175.53
Other Products	2	\$57,236.27	\$90,520.80
Pallet Scale	2	\$2,500.00	\$3,953.82
Pallet Trucks	24	\$400.00	\$9,489.17
Peak Locus Bots	172	\$2,550.00	\$439,585.89
Picnic Tables for Outdoor Break Area	9	\$300.00	\$2,846.75
Refridgerated Trailers 53' (One-time fees and electrical)	2	\$12,420.00	\$29,463.88
RF Units	38	\$2,200.00	\$83,504.71
Rider Jack w/ SSC 110v Charger	2	\$500.00	\$1,186.15
Scissor Lift	1	\$11,000.00	\$8,698.41
Security Cage (Entrance)	158	\$150.00	\$23,722.93
Security Hand Wands	3	\$675.00	\$2,135.06
Single Pallet Walkie Rider (Long term lease)	2	\$5,000.00	\$7,907.64
Software and Services	2	\$124,308.69	\$196,597.76
Software Licensing	1	\$1,000.00	\$790.76
Sortation Components (Inbond & Shipping)	1	\$459,188.66	\$363,110.01
Sortation Components (Shipping)	1	\$363,331.24	\$287,309.38
Stackable Bin Sleeves	42,374	\$3.15	\$133,478.17
Storage Equipment - Rack Removal	1	\$164,938.93	\$130,427.82
Storage Equipment - VNA Racking	1	\$422,542.00	\$4,222,542.00
Tablets for QC	8	\$1,000.00	\$7,907.64
Temperature Screening Device	3	\$4,845.00	\$15,325.01
Time Clocks	32	\$2,500.00	\$79,076.43
Turret	3	\$36,660.00	\$115,957.68
Vertical Auto-Bagger	3	\$75,000.00	\$237,229.30
Water Dispenser	19	\$650.00	\$12,335.92
Wave Planners / OB Clerk / IB Clerk	2	\$50,000.00	\$79,076.43
Weather Radio	3	\$50.00	\$158.15
Wire Carts (Inbound)	2	\$500.00	\$1,186.15
Wire Carts (Returns)	22	\$500.00	\$11,070.70
Workstation Ergo Mat	118	\$40.00	\$4,712.96
Workstation Trash Can	118	\$30.00	\$3,534.72
WorkStations	36	\$1,200.00	\$42,701.27
Workstations/Hardware	2	\$81,616.62	\$129,079.03
Z-Racks	24	\$150.00	\$3,558.44
<b>TOTAL EQUIPMENT COST</b>			<b>\$19,034,934.77</b>

Is any of this equipment\* to be acquired under an operating lease?

Yes

No

\*Certain lease hold equipment does not qualify for tax abatements

## 5(B) Employment Schedule

Company Name: Bella + Canvas, LLC

County: Clark

### Section 1 - Full-Time Equivalent (FTE) Employees

Directions: Please provide an estimated list of full time employees [columns (a) through (d)] that will be hired and employed by the company by the end of the first eighth quarter of new / expanded operations. For example, if the effective date of new / expanded operations is April 1, 2015, the date would fall in Q2, 2015. The end of the first eighth quarter would be the last day of Q2, 2017 (i.e., June 30, 2017). Attach this form to the Incentives Application. A qualified employee must be employed at the site of a qualified project, scheduled to work an average minimum of 30 per week, if offered coverage under a plan of health insurance provided by his or her employer, is eligible for health care coverage, and whose position of a "primary job" as set forth in NAC 360.474.

Please use the Bureau of Labor Statistics Standard Occupational Classification System (SOC) link to populate section (b):

[https://www.bls.gov/soc/2018/major\\_groups.htm#11-0000](https://www.bls.gov/soc/2018/major_groups.htm#11-0000)

(a) New Hire Position Title/Description	(b) Position SOC Code	(c) Number of Positions	(d) Average Hourly Wage	(e) US Bureau of Labor Statistics Average Hourly Wage	(f) Average Weekly Hours	(g) Annual Wage per Position	(h) Total Annual Wages
Textile, Apparel, and Furnishings Workers, All Other	51-6099	10	\$30.00	\$12.67	55	\$85,800.00	\$858,000.00
<b>TOTAL</b>		<b>10</b>	<b>\$30.00</b>	<b>\$12.67</b>			<b>\$858,000.00</b>

### Section 2 - Employment Projections

Directions: Please estimate full-time job growth in Section 2, complete columns (b) and (c). These estimates are used for state economic impact and net tax revenue analysis that this agency is required to report. The company will not be required to reach these estimated levels of employment. **Please enter the estimated new full time employees on a year by year basis (not cumulative)**

(a) Year	(b) Number of New FTE(s)	(c) Average Hourly Wage	(d) Payroll
3-Year	0	\$0.00	\$0.00
4-Year	0	\$0.00	\$0.00
5-Year	0	\$0.00	\$0.00

\* Column (e) determines if wage is commensurate to current wage ranges in the region the company plans to locate/is located. For these purposes the mean average hourly wage for the location has been used.

U = Unknown / data set for region is not currently available.

Source: [US Bureau of Labor Statistics](#)

## 5(C) Evaluation of Health Plans Offered by Companies

Company Name: Bella + Canvas, LLC

County: Clark

Total Number of Full-Time Employees: 10

Average Hourly Wage per Employee \$30.00  
 Average Annual Wage per Employee (implied) \$85,800.00

### COST OF HEALTH INSURANCE

Annual Health Insurance Premium Cost: \$13,906.80  
 Percentage of Premium Covered by:  
     Company 80%  
     Employee 20%

### HEALTH INSURANCE PLANS:

Base Health Insurance Plan*:	Bronze Full PPO
Deductible - per employee	\$ 6,850
Coinsurance	75% / 35%
Out-of-Pocket Maximum per employee	\$ 8,200

Additional Health Insurance Plan*:	Silver Full PPO
Deductible - per employee	\$ 1,950
Coinsurance	75% / 35%
Out-of-Pocket Maximum per employee	\$ 8,200

Additional Health Insurance Plan*:	Gold Full PPO
Deductible - per employee	\$ 750
Coinsurance	80%/20%
Out-of-Pocket Maximum per employee	\$ 8,150

\*Note: **Please list only "In Network" for deductible and out of the pocket amounts .**

### Generalized Criteria for Essential Health Benefits (EHB)

*[following requirements outlined in the Affordable Care Act and US Code, including 42 USC Section 18022]*

Covered employee's premium not to exceed 9.5% of annual wage 4.1% MMQ

Annual Out-of-Pocket Maximum not to exceed \$8,700 (2022) \$8,150 NQ

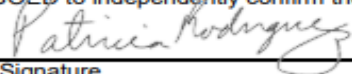
Minimum essential health benefits covered (Company offers PPO):

- (A) Ambulatory patient services
- (B) Emergency services
- (C) Hospitalization
- (D) Maternity and newborn care
- (E) Mental health/substance use disorder/behavioral health treatment
- (F) Prescription drugs
- (G) Rehabilitative and habilitative services and devices
- (H) Laboratory services
- (I) Preventive and wellness services and chronic disease management
- (J) Pediatric services, including oral and vision care

No Annual Limits on Essential Health Benefits

I, the undersigned, hereby declare to the Governor's Office of Economic Development that the facts herein stated are true, and that I have attached a qualified plan with information highlighting where our plan reflects meeting the 65% minimum threshold for the employee paid portion of the plan for GOED to independently confirm the same.

PATRICIA RODRIGUEZ  
 Name of person authorized for signature

  
 Signature

SR DIRECTOR - HUMAN RESOURCES  
 Title

December 21, 2021  
 Date

## 5(D) Company Information

Company Name: Bella + Canvas, LLC

County: Clark

### Section I - Company Interest List

Directions: Please provide a detailed list of owners and/or members of the company. *The Governor's Office of Economic Development strives to maintain the highest standards of integrity, and it is vital that the public be confident of our commitment. Accordingly, any conflict or appearance of a conflict must be avoided. To maintain our integrity and credibility, the applicant is required to provide a detailed list of owners, members, equity holders and Board members of the company.*

(a) Name	(b) Title
Daniel Harris	Owner
Marco DeGeorge	Owner

### Section 2 - Company Affiliates and/or Subsidiaries

Are there any subsidiary or affiliate companies sharing tax liability with the applicant company? No  Yes

**If Yes, continue below:**

Directions: In order to include affiliates/subsidiaries, under the exemption letter, they must to be added to the Contract. Per standard practice GOED requires a corporate schematic to understand the exact relationships between the companies. Please populate the below table to show the exact relationships between the companies and include:

1. The names as they would read on the tax exemption letter.
2. Which entity(ies) will do the hiring?
3. Which entity(ies) will be purchasing the equipment?

Name of Subsidiary or Affiliate Entity, Role and Legal Control Relationship

Please include any additional details below:

## ENTITY INFORMATION

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BELLA + CANVAS, LLC	<b>Entity Name:</b>
E0027162019-4	<b>Entity Number:</b>
Foreign Limited-Liability Company	<b>Entity Type:</b>
Active	<b>Entity Status:</b>
01/18/2019	<b>Formation Date:</b>
NV20191054327	<b>NV Business ID:</b>
Perpetual	<b>Termination Date:</b>
1/31/2023	<b>Annual Report Due Date:</b>
<input type="checkbox"/>	<b>Series LLC:</b>
California	<b>Domicile Name:</b>
	<b>Jurisdiction:</b>