

# Western Ceramics Company 1, LLC

1700 20th Street, Oakland, CA 94607

Nicholas Goldberg, Chief Operating Officer

**Date:** March 17, 2022

## Application Facts:

Industry **Manufacturing**  
 NAICS **327110**  
 Type of App **New**  
 Location **Lyon County**  
 RDA **NNDA, Amy Miller**

## Company Profile

Western Ceramics Company 1, LLC (Western Ceramics) is considering establishing a 450,000 + sq. ft. facility in Fernley. Western Ceramics is a subsidiary of Lilac Solutions, Inc (Lilac). Lilac is a leading lithium extraction technology company based in Oakland, California, focused on the development of technology and materials for the production of lithium products. Using cutting edge technology, Lilac enables the more efficient and environmentally friendly production of lithium, a critical mineral, for the battery supply chain. Lilac is currently examining an expansion of its operations in several markets across the Western United States through its subsidiary Western Ceramics. Western Ceramics will manufacture at commercial-scale ceramic materials used by Lilac in the production of lithium products. Lilac prides itself on being an engaged community partner and employer of choice, and intends to continue this with Western Ceramics. Its team takes pride in working with local organizations, schools, and non-profits to provide education and training to new generations about sustainable resource management and engineering practices. The company is also considering various locations in Utah, Arizona and Texas.  
 Source: *Western Ceramics Company 1, LLC*

## Tax Abatement Requirements:

	<u>Statutory</u>	<u>Company Application</u>	<u>Meeting Requirements</u>
Job Creation	10	<b>24</b>	<b>Yes</b>
Average Wage	\$26.67	<b>\$43.63</b>	<b>Yes</b>
Equipment Capex (SU & MBT)	\$250,000	<b>\$25,136,727</b>	<b>Yes</b>
Equipment Capex (PP)	\$1,000,000		<b>Yes</b>

## Additional Requirements:

Health Insurance	65%	75%	<b>Yes</b>
Revenues generated outside NV	51%	80%	<b>Yes</b>
Business License	<input type="checkbox"/> Current	<input type="checkbox"/> Pending	<input checked="" type="checkbox"/> Will comply

## Total Tax Liability (without tax abatements)

### Direct (company)

**\$3,829,166**

### Total

**\$10,690,863**

## Tax Abatements

### Contract Terms

### Estimated Tax Abatement

Sales Tax Abmt.	2% for 2 years	\$1,281,973
Modified Business Tax Abmt.	50% for 4 years	\$87,915
Personal Property Tax Abmt.	50% for 10 years	\$934,314

## Total Estimated Tax Abatement over 10 yrs.

**\$2,304,202**

## Net New Tax Revenues

### Direct

### Indirect

### Taxes after Abatements

## Local Taxes

Property	\$3,760,579	\$1,479,520	\$5,240,099
Sales	\$331,500	\$581,886	\$913,386
Lodging	\$0	\$128,551	\$128,551

## State Taxes

Property	\$185,675	\$128,158	\$313,833
Sales	\$632,735	\$400,334	\$1,033,069
Modified Business	\$599,284	\$152,850	\$752,134
Lodging	\$0	\$5,589	\$5,589

## Total Estimated New Tax Revenue over 10 yrs.

**\$5,509,773**

**\$2,876,888**

**\$8,386,661**

## Economic Impact over 10 yrs.

### Direct

### Construction

### Total

Total Jobs Supported	113	77	190
Total Payroll Supported	\$64,570,061	\$4,129,599	\$68,699,660
Total Economic Value	\$282,614,327	\$12,557,682	\$295,172,009

## 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.

January 18, 2022

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

Dear Mr. Brown

Northern Nevada Development Authority (NNDA) is pleased to provide this letter of support of Western Ceramics application for the Sales Tax Abatement, the Modified Business Tax Abatement, the Personal Property Tax Abatement as stated on the attached incentive application.

We have reviewed the application submitted by Western Ceramics and we are working with them in support of their efforts to locate a new facility in Lyon County Nevada. The company will add 24 new jobs in the first two years with an average wage of \$43.63 per hour.

NNDA respectfully request this application be considered by the Governor's Office of Economic Development and be placed on the next available GOED Board agenda to review and action.

Best Regards,



Amy Miller  
Director of Business Development  
Northern Nevada Development Authority

Western Ceramics Company  
(A Subsidiary of Lilac Solutions, Inc.)  
2200 E Newlands Dr.  
Fernley, NV 89408

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

January 14, 2022

Dear Mr. Brown:

This letter is regarding an Application for Incentives submitted to the Governor's Office of Economic Development ("GOED") by Western Ceramics Company 1, LLC ("Western Ceramics" or the "Company"), a subsidiary of Lilac Solutions, Inc. Lilac Solutions is a leading lithium extraction technology company based in Oakland, California, focused on the development of technology and materials for the production of lithium products. Using cutting edge technology, Lilac enables the more efficient and environmentally friendly production of lithium, a critical mineral, for the battery supply chain. In 2021, Lilac raised \$150 million dollars from T. Rowe Price, among others. Lilac is currently examining an expansion of its operations in several markets across the Western United States through its subsidiary Western Ceramics. Western Ceramics will manufacture at commercial-scale ceramic materials used by Lilac Solutions in the production of lithium products.

This project involves the lease of a 450,000+ SF building in Fernley, Nevada by Western Ceramics for manufacturing purposes. At present, the overall anticipated capital investment is approximately \$65M over the life of the project. Within the first two years of operation, It is anticipated that approximately 24 new employees would be hired at an average wage of approximately \$90,542 per year, plus benefits. A site has been identified in Fernley, Nevada, if Western Ceramics successfully navigates the process for obtaining economic development incentives in the first quarter of 2022, Western Ceramics anticipates commencing building modifications in the first quarter of 2022, with the goal of being operational by the end of the year. It is estimated that approximately 90% of this project's revenue would be derived from outside the State of Nevada.

Western Ceramics is interested in potentially developing this project in the State of Nevada due to its competitive tax and regulatory environment; however, the Company is requesting support from the State for this project in the form of economic development incentives to offset significant capital investment and ongoing operational expenditures. In particular, the availability of personal property tax abatements, sales and use tax abatements, and a modified business tax abatement would assist the Company by defraying capital costs, allowing the Company to focus on workforce development and hiring professional talent to operate its facilities. Western Ceramics considers the availability of such incentives to be material to its decision to advance the project, and respectfully requests the consideration and approval of these benefit and incentive programs for the project.

Lilac Solutions prides itself on being an engaged community partner and employer of choice and intends to continue this with Western Ceramics. Its team takes pride in working with local organizations, schools

Western Ceramics Company  
(A Subsidiary of Lilac Solutions, Inc.)  
2200 E Newlands Dr.  
Fernley, NV 89408

and non-profits to provide education and training to new generations about sustainable resource management and engineering practices. Lilac Solutions will offer new full-time career options to many residents of small communities and rural areas as compared to traditional industry opportunities. Technicians will receive benefits and be supported by technology in their work environment. Thank you for your consideration of our application for incentives. We look forward to becoming a member of the Nevada business community and making a positive contribution to the state.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicholas Goldberg". The signature is written in a cursive style with a large initial "N".

Nicholas Goldberg  
Chief Operating Officer, Western Ceramics Company 1, LLC  
Chief Operating Officer, Lilac Solutions, Inc.

Western Ceramics Company  
(A Subsidiary of Lilac Solutions, Inc.)  
2200 E Newlands Dr.  
Fernley, NV 89408

January 23, 2022

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

RE: APPLICATION FOR INCENTIVES -- REQUEST FOR CONFIDENTIALITY OF RECORDS AND DOCUMENTS -- NRS 231.069

Dear Director Brown


On January 18, 2022, Western Ceramics Company 1, LLC submitted an application to you as the Executive Director of the State of Nevada Governor's Office of Economic Development ("GOED") requesting approval of economic incentives for the new operation in Lyon County, Nevada. The purpose of this letter is to request that any and all records and other documents in GOED's possession concerning initial contact with, research and planning for Western Ceramics Company 1, LLC, including but not limited to certain information in that application, and if amended, all be kept confidential pursuant to Section 4 of Assembly Bill No. 17 (2015 Regular Session) as codified in NRS 231.069.

Please be advised that Western Ceramics Company 1, LLC specifically deems the following information proprietary and confidential:

1. Incentive Application Equipment List - Schedule 5 (A)
2. Incentive Application Employment List - Schedule 5 (B)

Thank you for your consideration. If you have any questions or require any further information, please do not hesitate to contact me.

Sincerely,

  
Nicholas Goldberg  
COO

Western Ceramics Company 1, LLC

## REQUEST FOR CONFIDENTIALITY DETERMINATION

Pursuant to NRS 231.069, and upon the request of applicant Western Ceramics Company 1, LLC the Executive Director of the Office has determined the:

- (i) The detailed schedule of Capital Equipment List, 5(A)
- (ii) The detailed schedule of Employment List, 5(B)

are confidential proprietary information of the business, are not public records, and shall be redacted in its entirety from the copy of the application that is disclosed to the public.



Michael Brown  
Executive Director

February 8, 2022

Date

**ECONOMIC DEVELOPMENT**

**Incentive Application**

Company is an / a: (check one)

New location in Nevada

Expansion of a Nevada company

Company Name: Western Ceramics Company 1, LLC

Date of Application: January 14, 2022

**Section 1 - Type of Incentives**

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

- Sales & Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Sales & Use Tax Deferral
- Recycling Real Property Tax Abatement
- Other: \_\_\_\_\_

**Section 2 - Corporate Information**

COMPANY NAME (Legal name under which business will be transacted in Nevada) <u>Western Ceramics Company 1, LLC</u>			FEDERAL TAX ID #	
CORPORATE ADDRESS <u>1700 20th Street</u>	CITY / TOWN <u>Oakland</u>	STATE / PROVINCE <u>CA</u>	ZIP <u>94607</u>	
MAILING ADDRESS TO RECEIVE DOCUMENTS (If different from above)		CITY / TOWN	STATE / PROVINCE	ZIP
TELEPHONE NUMBER <u>510.470.9272</u>	WEBSITE <a href="http://www.lilacsolutions.com">www.lilacsolutions.com</a>			
COMPANY CONTACT NAME <u>Nicholas Goldberg</u>	COMPANY CONTACT TITLE <u>Chief Operating Officer</u>			
E-MAIL ADDRESS <a href="mailto:Nick@lilacsolutions.com">Nick@lilacsolutions.com</a>	PREFERRED PHONE NUMBER <u>1.917.446.6443</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):

**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 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
- Technology
- Back Office Operations
- Research & Development / Intellectual Property
- Service Provider
- Distribution / Fulfillment
- Manufacturing
- Other: \_\_\_\_\_

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>Apr-2023</u>		
NAICS CODE / SIC <u>327110</u>	INDUSTRY TYPE <u>Manufacturing</u>		
DESCRIPTION OF COMPANY'S NEVADA OPERATIONS <u>Manufacture Ceramic Bead material to support Lithium Extraction</u>			
PROPOSED / ACTUAL NEVADA FACILITY ADDRESS <u>2200 E Newlands Dr, Fernley NV 89408</u>	CITY / TOWN <u>Fernley</u>	COUNTY <u>Lyon County</u>	ZIP <u>89408</u>
WHAT OTHER STATES / REGIONS / CITIES ARE BEING CONSIDERED FOR YOUR COMPANY'S RELOCATION / EXPANSION / STARTUP? <u>Salt Lake City Utah; Las Vegas, NV; Phoenix, AZ; Austin, TX; Dallas, TX; Houston, TX</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 style="padding-left: 40px;">What year(s)? <u>2021</u></p> <p style="padding-left: 40px;">How much space (sq. ft.)? <u>485,000</u></p> <p style="padding-left: 40px;">Annual lease cost of space: <u>\$2,352,000.00</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 style="padding-left: 40px;">When to make improvements (month, year)? <u>Feb-2022</u></p> <hr style="border-top: 1px dashed black;"/> <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 style="padding-left: 40px;">Purchase date, if buying (month, year): _____</p> <p style="padding-left: 40px;">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 style="padding-left: 40px;">When to make improvements (month, year)? _____</p> <hr style="border-top: 1px dashed black;"/> <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 style="padding-left: 40px;">When to break ground, if building (month, year)? _____</p> <p style="padding-left: 40px;">Estimated completion date, if building (month, year): _____</p> <p style="padding-left: 40px;">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 style="padding-left: 40px;">What year(s)? _____</p> <p style="padding-left: 40px;">How much space (sq. ft.)? _____</p> <p style="padding-left: 40px;">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 style="padding-left: 40px;">Expanding at the current facility or a new facility? _____</p> <p style="padding-left: 40px;">What year(s)? _____</p> <p style="padding-left: 40px;">How much expanded space (sq. ft.)? _____</p> <p style="padding-left: 40px;">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 style="padding-left: 40px;">When to make improvements (month, year)? _____</p> <hr style="border-top: 1px dashed black;"/> <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 style="padding-left: 40px;">How much space (sq. ft.)? _____</p> <p style="padding-left: 40px;">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 style="padding-left: 40px;">When to make improvements (month, year)? _____</p> <hr style="border-top: 1px dashed black;"/> <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 style="padding-left: 40px;">Purchase date, if buying (month, year): _____</p> <p style="padding-left: 40px;">When to break ground, if building (month, year)? _____</p> <p style="padding-left: 40px;">Estimated completion date, if building (month, year): _____</p> <p style="padding-left: 40px;">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):

The project will be done in two phases with the first phase starting in Q1 FY2022 and completing in Q4 FY2022. This phase will be the small Commercial line that will produce 500KG of material a day and the capital cost for this project will be \$6M and the manufacturing process will require a head count of 10 to 20 individuals. Phase two will be a capital investment of \$62M employing an additional 52 to 64 individuals to produce 10 tons of material a day.



**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): <u>\$10,000,000</u>	Building Costs (if building / making improvements): _____
Land: _____	Land: _____
Equipment Cost: <u>\$25,136,727</u>	Equipment Cost: _____
<b>Total: <u>\$35,136,727</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>24</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>\$43.63</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 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):

**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):

- |   |  |  |                                       |
|---|--|--|---------------------------------------|
| <input checked="" type="checkbox"/> Medical | <input checked="" type="checkbox"/> Vision | <input checked="" type="checkbox"/> Dental | <input type="checkbox"/> Other: _____ |
|---|--|--|---------------------------------------|

Qualified after (check one):

- |   |   |   |                                       |
|---|---|---|---------------------------------------|
| <input checked="" type="checkbox"/> Upon employment | <input type="checkbox"/> Three months after hire date | <input type="checkbox"/> Six months after hire date | <input type="checkbox"/> Other: _____ |
|---|---|---|---------------------------------------|

Health Insurance Costs:	Percentage of health insurance premium by (min 65%):
Plan Type: _____	
Employer Contribution (annual premium per employee): <u>\$ 6,521.64</u>	Company: <u>75%</u>
Employee Contribution (annual premium per employee) <u>\$ 2,125.71</u>	Employee: <u>25%</u>
<b>Total Annual Premium: <u>\$8,647</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.

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

  
\_\_\_\_\_  
Signature

Chief Operating Officer  
\_\_\_\_\_  
Title

January 14, 2022  
\_\_\_\_\_  
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: Western Ceramics 1, LLC

County: Lyon

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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>4</u>	Transportation infrastructure:	<u>3</u>
Labor costs:	<u>3</u>	Transportation costs:	<u>2</u>
Real estate availability:	<u>4</u>	State and local tax structure:	<u>4</u>
Real estate costs:	<u>5</u>	State and local incentives:	<u>4</u>
Utility infrastructure:	<u>5</u>	Business permitting & regulatory structure:	<u>5</u>
Utility costs:	<u>4</u>	Access to higher education resources:	<u>4</u>

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

The economic development incentives will help to offset significant capital investment and ongoing operational expenditures. In particular, the availability of personal property tax abatements, sales and use tax abatements, and a modified business tax abatement would assist the Company by defraying capital costs, allowing the Company to focus on workforce development and hiring higher skilled and more professional talent to maintain and operate the facility. The result is a staff with higher average wages.

## **Equipment Schedule, Detailed**

**The Office has determined the detailed equipment schedule as described in this application constitutes confidential proprietary information of Western Ceramics Company 1, LLC and is not a public record.**

# **Employment Schedule, Detailed**

**The Office has determined the detailed employment schedule as described in this application constitutes confidential proprietary information of Western Ceramics Company 1, LLC and is not a public record.**

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

Company Name: Western Ceramics Company 1, LLC

County: Lyon

Total Number of Full-Time Employees: 24

Average Hourly Wage per Employee \$43.53

Average Annual Wage per Employee (implied) \$90,542.40

### COST OF HEALTH INSURANCE

Annual Health Insurance Premium Cost: \$8,647.35

Percentage of Premium Covered by:

Company 75%

Employee 25%

### HEALTH INSURANCE PLANS:

#### Base Health Insurance Plan\*:

#### Blue Cross Silver 70

Deductible - per employee \$ 2,250

Coinsurance (Company) 75% / 25% (Employee)

Out-of-Pocket Maximum per employee \$ 4,500

#### Additional Health Insurance Plan\*:

#### Kaiser Gold 80

Deductible - per employee \$ 250

Coinsurance 75 / 25%

Out-of-Pocket Maximum per employee \$ 7,800

#### Additional Health Insurance Plan\*:

Deductible - per employee \$ -

Coinsurance 0% / 0%

Out-of-Pocket Maximum per employee \$ -

\*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	3.1%	MMQ
Annual Out-of-Pocket Maximum not to exceed \$8,700 (2022)	\$4,500	MMQ

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.

Nicholas Goldberg

Name of person authorized for signature

  
Signature

Chief Operations Officer

Title

18-Nov-21

Date

## 5(D) Company Information

Company Name: Western Ceramics Company 1, LLC

County: Lyon

### Section 1 - 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
David Snyder	Chief Executive Officer
Niccholas Goldberg	Chief Operations Officer
David Gelinas	Chief Financial Officer
Tom Willson	Chief Development Officer

### 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: