

Date:

August 7, 2025

Emisha Innovations Inc.

748 Market St #214, Tacoma, WA 99402

Jerritt Thomas, Chief Executive Officer

Application Facts:

Industry

Manufacturing

NAICS

423430

Type of App

New

Location

Clark County

RDA

Heather Brown, LVGEA

Company Profile

Emisha Innovations Inc. (Emisha) plans to construct a 75,000–100,000 square foot advanced manufacturing and R&D facility in Las Vegas, Nevada. The project will involve the build-out of cleanrooms, precision laboratory space, and infrastructure necessary for photonic semiconductor fabrication, AI hardware integration, and high-performance computing systems. Emisha is a U.S.-based technology company developing advanced photonic logic processors, hybrid semiconductor architectures, and AI-integrated computing platforms. Emisha's flagship product, the Sol-X processor, represents a major leap in performance and energy efficiency using photonic circuits, and the company believe Nevada offers the ideal ecosystem to build and scale this technology. The planned Nevada facility will serve as Emisha's national headquarters for R&D and semiconductor manufacturing. Products manufactured and distributed from this site will serve high-growth, global markets, including U.S. Department of Defense and national security contractors, Tier 1 cloud and data center operators, Optical communications and AI edge computing OEMs, Aerospace and advanced manufacturing firms across the U.S. and EU. Emisha is committed to building an Innovation ecosystem in Nevada, including participation in STEAM Academy's around Nevada, paid internships for underrepresented students, and open access to R&D lab space for collaborative research with local educators and entrepreneurs. *Source: Emisha Innovations Inc.*

Statutory

Tax Abatement Requirements:	Statutory	Company Application	Meeting Requirements
Job Creation	50	250	Yes
Average Wage	\$32.51	\$50.14	Yes
Equipment Capex (SU & MBT)	\$1,000,000	\$37,412,644	Yes
Equipment Capex (PP)	\$5,000,000		

Additional Requirements:

Health Insurance	65%	70%	Yes
Revenues generated outside NV	51%	98%	Yes
Business License	<input type="checkbox"/> Current	<input type="checkbox"/> Pending	<input checked="" type="checkbox"/> Will comply

Total Tax Liability (without tax abatements)	Direct (company)	Total
	\$6,630,419	\$41,559,413

Tax Abatements	Contract Terms	Estimated Tax Abatement
Sales Tax Abmt.	2% for 2 years	\$2,385,056
Modified Business Tax Abmt.	50% for 4 years	\$387,689
Personal Property Tax Abmt.	50% for 10 years	\$1,360,866
Total Estimated Tax Abatement over 10 yrs.		\$4,133,611

Net New Tax Revenues	Direct	Indirect	Taxes after Abatements
Local Taxes			
Property	\$3,248,461	\$14,658,501	\$17,906,962
Sales	\$175,313	\$9,018,820	\$9,194,133
Lodging	\$0	\$485,049	\$485,049
State Taxes			
Property	\$177,671	\$857,956	\$1,035,627
Sales	\$803,253	\$3,027,855	\$3,831,108
Modified Business	\$2,854,021	\$1,963,068	\$4,817,089
Lodging	\$0	\$155,834	\$155,834
Total Estimated New Tax Revenue over 10 yrs.	\$7,258,719	\$30,167,083	\$37,425,802

Economic Impact over 10 yrs.	Economic	Construction	Total
Total Jobs Supported	760	41	801
Total Payroll Supported	\$488,363,746	\$2,836,324	\$491,200,070
Total Economic Value	\$2,017,257,903	\$7,997,653	\$2,025,255,556

Economic Impact Output per Abatement Dollar	New Total Tax per Abated Dollar
\$488.01	\$9.05

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.



July 15<sup>th</sup> 2025

Mr. Tom Burns  
Executive Director  
Nevada Governor's Office of Economic Development  
1 State of Nevada Way, 4<sup>th</sup> Floor  
Las Vegas, Nevada 89119

Dear Mr. Burns,

**Emisha Innovations** is applying to the State of Nevada's Sales & Use Tax Abatement, Modified Business Tax Abatement, and Personal Property Tax Abatement. We request that **Emisha Innovations** be placed on the August 7<sup>th</sup> 2025 GOED Board meeting agenda.

**Emisha Innovations** will create **250** new positions in the first 2 years of operations, with an average hourly wage of **\$50.14**. **Emisha Innovations** will make an overall capital investment of **\$55,412,644**.

**Emisha Innovations** meets the statutory requirements for the Sales & Use Tax Abatement, Modified Business Tax Abatement, and Personal Property Tax Abatement. This application has the support of the Las Vegas Global Economic Alliance.

Sincerely,

Heather Brown  
SVP Entrepreneurial Development  
Las Vegas Global Economic Alliance



**Date:** June 6/10/2025

**Thomas Burns**

Executive Director

Nevada Governor's Office of Economic Development

1 State of Nevada Way, 4th Floor

Las Vegas, Nevada 89119

**RE: Request for State Incentives and Abatement Consideration**

Dear Mr. Burns,

On behalf of Emisha Innovations Inc., I am writing to express our strong interest in the State of Nevada's tax abatement and economic development programs. These programs have been a significant and influential factor in our decision to establish our company's national research and development and manufacturing hub in Las Vegas.

Emisha Innovations is a U.S.-based technology company developing advanced photonic logic processors, hybrid semiconductor architectures, and AI-integrated computing platforms. Our flagship product, the Sol-X processor, represents a major leap in performance and energy efficiency using photonic circuits, and we believe Nevada offers the ideal ecosystem to build and scale this technology.

Our planned facility will serve as Emisha's national headquarters for R&D and semiconductor manufacturing. Products manufactured and distributed from this site will serve high-growth, global markets, including:

- U.S. Department of Defense and national security contractors
- Tier 1 cloud and data center operators
- Optical communications and AI edge computing OEMs
- Aerospace and advanced manufacturing firms across the U.S. and EU

Our operations are expected to begin in January 2026, with facility construction commencing in Q4 2025. At full scale, Emisha will create **411 full-time high-wage jobs** in Las Vegas, across engineering, cleanroom operations, packaging, testing, software, and administrative functions. We are fully committed to hiring locally and will partner with UNLV, and regional workforce development programs to build a robust and inclusive pipeline of trained talent.



Beyond employment, Emisha is committed to building an Innovation ecosystem in Nevada. Our community-focused initiatives include participation in STEAM Academy's around Nevada, paid internships for underrepresented students, and open access to R&D lab space for collaborative research with local educators and entrepreneurs. In terms of environmental responsibility, our facility design will incorporate energy-efficient systems, on-site recycling for photonic packaging waste, and green manufacturing practices.

In addition to the current R&D and photonic packaging operation, our long-term vision includes expanding to full manufacturing, testing and packaging fabrication by 2031 adding **650+** addition jobs to the area, contingent upon continued growth and collaboration with local institutions.

We are excited about the opportunity to establish a long-term presence in Southern Nevada and respectfully request your support in granting tax abatements and incentives to help us achieve this transformative vision.

Thank you for your time and consideration.

Sincerely,

**Jerritt Thomas**

Chief Executive Officer

Emisha Innovations Inc.

jthomas@emishai.com

(904) 699-8388

[www.emishai.com](http://www.emishai.com)



7/7/2025

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

Dear Mr. Burns

**Healthcare Coverage Letter of Intent**

If Emisha Innovations Inc. makes a final decision to locate in the State of Nevada the company understands that a requirement for the tax abatements provided by the Governor's Office of Economic Development is the offering of 65% of the health care premium coverage for the eligible employees of the company as per NRS 360.750:

Emisha Innovations will, by the eighth calendar quarter following the calendar quarter in which the abatement becomes effective, offer a health insurance plan for all employees that includes an option for health insurance coverage for dependents of the employees, and the health care benefits the business offers to its employees in this State will meet the \*minimum requirements\* for health care benefits established by the Office

Emisha Innovations Inc. agrees to pay at least sixty-five percent (65%) of the premium cost for the employee, or the abatements may be reduced or eliminated at GOED's discretion.

*Jerritt Thomas*

**CEO Emisha Innovations**

748 Market St  
Suite #214  
Tacoma WA 98402  
[www.emishai.com](http://www.emishai.com)  
[info@emishai.com](mailto:info@emishai.com)

## Standard Tax Abatement Incentive Application

Company is an / a: (check one)

- ☒ New location in Nevada  
☐ Expansion of a Nevada company

 Company Name: Emisha Innovations Inc.

 Date of Application: June 1, 2025

### 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  
☐ Recycling Real Property Tax Abatement  
☐ Other: \_\_\_\_\_

### Section 2 - Corporate Information

COMPANY NAME (Legal name under which business will be transacted in Nevada) <u>Emisha Innovations Inc.</u>			FEDERAL TAX ID #
CORPORATE ADDRESS <u>748 Market St #214</u>	CITY / TOWN <u>Tacoma</u>	STATE / PROVINCE <u>WA</u>	ZIP <u>98402</u>
MAILING ADDRESS TO RECEIVE DOCUMENTS (If different from above)	CITY / TOWN	STATE / PROVINCE	ZIP
TELEPHONE NUMBER <u>971.275.8051</u>	WEBSITE <a href="https://emishai.com/">https://emishai.com/</a>		
COMPANY CONTACT NAME <u>Jerritt Thomas</u>	COMPANY CONTACT TITLE <u>CEO</u>		
E-MAIL ADDRESS <a href="mailto:jthomas@emishai.com">jthomas@emishai.com</a>	PREFERRED PHONE NUMBER <u>904.699.8388</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 following 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 more "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>98%</u>	EXPECTED DATE OF NEW / EXPANDED OPERATIONS (MONTH / YEAR) <u>Jan-2025</u>		
NAICS CODE / SIC <u>423430, 513210, 541511, 334610, 334413</u>	INDUSTRY TYPE <u>semiconductor/Software sales and development</u>		
DESCRIPTION OF COMPANY'S NEVADA OPERATIONS <u>research and development/ small batch manufacturing</u>			
PROPOSED / ACTUAL NEVADA FACILITY ADDRESS <u>5260 W Sunset Road</u>	CITY / TOWN <u>Las Vegas</u>	COUNTY <u>Clark County</u>	ZIP <u>89118</u>
WHAT OTHER STATES / REGIONS / CITIES ARE BEING CONSIDERED FOR YOUR COMPANY'S RELOCATION / EXPANSION / STARTUP? <u>Ocala FL, Charleston SC, Tacoma WA</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>No</u></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 of space: _____</p> <p>Do you plan on making building tenant improvements? _____</p> <p><b>If No, skip to Part 2. If Yes *, continue below:</b></p> <p>When to make improvements (month, year)? _____</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>
<p>Part 2. Are you currently/planning on buying an owner occupied facility in Nevada? <u>Yes</u></p> <p><b>If No, skip to Part 3. If Yes *, continue below:</b></p> <p>Purchase date, if buying (month, year): <u>Jan-2026</u></p> <p>How much space (sq. ft.)? <u>47,000</u></p> <p>Do you plan on making building improvements? <u>Yes</u></p> <p><b>If No, skip to Part 3. If Yes *, continue below:</b></p> <p>When to make improvements (month, year)? <u>Jan-2026</u></p>	<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>
<p>Part 3. Are you currently/planning on building a build-to-suit facility in Nevada? <u>Yes</u></p> <p><b>If Yes *, continue below:</b></p> <p>When to break ground, if building (month, year)? <u>Jan-2027</u></p> <p>Estimated completion date, if building (month, year): <u>Jul-2030</u></p> <p>How much space (sq. ft.)? <u>2,000,000</u></p>	<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>
<b>* Please complete Section 7 - Capital Investment for New Operations / Startup.</b>	<b>* Please complete Section 7 - Capital Investment for Expansions below.</b>

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

Emisha Innovations plans to construct a 75,000–100,000 square foot advanced manufacturing and R&D facility in Las Vegas, Nevada. The project will involve the build-out of cleanrooms, precision laboratory space, and infrastructure necessary for photonic semiconductor fabrication, AI hardware integration, and high-performance computing systems. Construction will begin in Q2 2025, with operations commencing by September 2026.

**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): <u>\$13,000,000</u>	Building Purchase (if buying): _____
Building Costs (if building / making improvements): <u>\$5,000,000</u>	Building Costs (if building / making improvements): _____
Land: _____	Land: _____
Equipment Cost: <u>\$37,412,644</u>	Equipment Cost: _____
<b>Total: <u>\$55,412,644</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>250</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>\$50.14</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 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):

Emisha Innovations offers healthcare support exclusively through a Health Reimbursement Arrangement (HRA). After 90 days of employment, eligible employees receive HRA contributions equal to 70% of the average state health insurance premium cost. This employer-funded benefit allows employees to apply the funds toward qualified medical expenses, including individual health insurance premiums, providing flexibility and support in managing their healthcare needs.

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

Is health insurance for employees and is an option for dependents offered?: <input checked="" type="checkbox"/> Yes ( <b>attach health plan and quote or invoice</b> ) <input type="checkbox"/> 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 type="checkbox"/> Upon employment	<input checked="" 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: <u>Health Reimbursement Arrangement</u>	
Employer Contribution (annual premium per employee): <u>\$4,345.91</u>	Company: <u>70%</u>
Employee Contribution (annual premium per employee): <u>\$1,862.53</u>	Employee: <u>30%</u>
<b>Total Annual Premium: <u>\$6,208.44</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.

Jerritt Thomas

Name of person authorized for signature

*Jerritt L Thomas*

Signature

CEO

Title

June 5, 2025

Date

### Nevada Governor's Office of Economic Development

1 State of Nevada Way, 4th Floor, Las Vegas, Nevada 89119 • 702.486.2700 • [www.goed.nv.gov](http://www.goed.nv.gov)

## Site Selection Factors

Company Name: Emisha Innovations Inc.

County: Clark

### Section I - Site Selection Ratings

### Emisha Innovations

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.

Availability of qualified workforce: 2  
Labor costs: 3  
Real estate availability: 3  
Real estate costs: 3  
Utility infrastructure: 5  
Utility costs: 5

Transportation infrastructure: 1  
Transportation costs: 1  
State and local tax structure: 4  
State and local incentives: 5  
Business permitting & regulatory structure: 5  
Access to higher education resources: 4

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

It significantly offsets the high upfront costs associated with building advanced semiconductor manufacturing and R&D infrastructure. These abatements covering property tax, sales/use tax, and modified business tax enhance the financial feasibility of establishing operations in Nevada, enabling Emisha to reinvest in workforce development, equipment, and facility build-out. Combined with Las Vegas's strategic location, skilled talent pipeline, and research partnership opportunities with institutions like UNLV, the abatement program positions the region as a competitive and compelling choice for long-term investment.

## 5(A) Capital Equipment List

Company Name: Emisha Innovations Inc.

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. Attach this form to the Incentives Application.

(a) Equipment Name/Description	(b) # of Units	(c) Price per Unit	(d) Total Cost
Emisha Lab Equipment			
200mm and 300mm Wafer Bonders			
Lithography Systems (DUV, i-line steppers)			
Plasma Etchers (ICP/RIE systems)			
PECVD and LPCVD Deposition Systems			
E-Beam and Thermal Evaporators for metallization			
Wafer Cleaning & Surface Preparation Tools			
Rapid Thermal Annealing (RTA) Systems			
EIS Fabrication Facility Cleanroom			
CLEAN TRACK™ LITHIUS™ / LITHIUS™			
Ulucus L series (trimmer/edger)			
FPA-3030i5+ i-line Stepper (IoT/Power)			
FPA-3030iWa Wide-Field i-line Stepper (IoT/Power)			
DI Water Purification System			
Wafer-Level Fan-Out Packaging Platforms			
Microbump Formation and Alignment Tools			
Czochralski (CZ) Furnace			
Wire Saw Systems			
Waste Handling and Reclaim systems			
Robotic Ingot Handling Systems			
LEC or VGF furnaces			
Mecat ISO 14644-1 Class 4 30k sqft			\$7,412,644.00
Total Equipment Budget			
*Individual unit prices are uncertain. This equipment is priced when ordered, and with the vulnerability in tariff prices these are subject to change.			\$30,000,000.00
<b>TOTAL EQUIPMENT COST</b>			<b>\$37,412,644.00</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: Emisha Innovations Inc.

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
Chief Executives	11-1011	4	\$36.25	\$143.63	40	\$75,400.00	\$301,600.00
Computer Hardware Engineers	17-2061	50	\$65.00	\$53.69	32	\$108,160.00	\$5,408,000.00
Computer and Information Research Scientists	15-1111	25	\$35.00	\$67.70	32	\$58,240.00	\$1,456,000.00
Mathematicians	15-2021	5	\$50.00	\$48.03	32	\$83,200.00	\$416,000.00
Electrical Engineers	17-2071	10	\$65.00	\$65.00	32	\$108,160.00	\$1,081,600.00
Physicists	19-2012	5	\$50.00	\$64.81	32	\$83,200.00	\$416,000.00
Materials Engineers	17-2131	10	\$65.00	\$51.20	32	\$108,160.00	\$1,081,600.00
Database Administrators	15-1141	25	\$55.00	\$42.37	32	\$91,520.00	\$2,288,000.00
Software Developers, Systems Software	15-1133	25	\$50.00	\$68.02	32	\$83,200.00	\$2,080,000.00
Environmental Engineering Technicians	17-3025	5	\$75.00	U	32	\$124,800.00	\$624,000.00
Sales Managers	11-2022	7	\$65.00	\$63.72	32	\$108,160.00	\$757,120.00
Semiconductor Processors	51-9141	30	\$35.00	\$25.74	32	\$58,240.00	\$1,747,200.00
Training and Development Specialists	13-1151	5	\$45.00	\$32.98	32	\$74,880.00	\$374,400.00
Human Resources Assistants, Except Payroll and Timekeeping	43-4161	10	\$35.00	\$22.66	32	\$58,240.00	\$582,400.00
Marketing Managers	11-2021	10	\$35.00	\$59.25	32	\$58,240.00	\$582,400.00
Financial Managers	11-3031	10	\$35.00	\$68.45	32	\$58,240.00	\$582,400.00
Sales Engineers	41-9031	14	\$50.00	\$58.25	32	\$83,200.00	\$1,164,800.00
<b>TOTAL</b>		<b>250</b>	<b>\$50.14</b>	<b>\$52.92</b>			<b>\$20,943,520.00</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	50	\$44.14	\$4,590,560.00
4-Year	60	\$45.71	\$5,704,608.00
5-Year	51	\$46.15	\$4,895,592.00

\* 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: Lighcast™ county wages based on the Bureau of Labor Statistics Occupational Employment and Wage Statistics program and county-level administrative wage data.

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

Company Name: Emisha Innovations Inc.

County: Clark

Total Number of Full-Time Employees:

250

Average Hourly Wage per Employee

\$50.14

Average Annual Wage per Employee (implied)

\$104,300.40

### COST OF HEALTH INSURANCE

Annual Health Insurance Premium Cost:

\$6,208.44

Percentage of Premium Covered by:

Company

70%

Employee

30%

### HEALTH INSURANCE PLANS:

#### Base Health Insurance Plan\*:

Deductible - per employee

\$ -

Coinsurance

0% / 0%

Out-of-Pocket Maximum per employee

none

#### Additional Health Insurance Plan\*:

Deductible - per employee

\$ -

Coinsurance

0% / 0%

Out-of-Pocket Maximum per employee

\$ -

#### 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

2.6%

MEC

Annual Out-of-Pocket Maximum not to exceed \$10,600 (2026)

TBD

MEC

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.

Jerritt Thomas

Name of person authorized for signature

  
Signature

CEO

Title

6/1/2025

Date

## 5(D) Paid Family and Medical Leave (PFML)

Company Name: Emisha Innovations Inc.

County: Clark

*After October 1, 2023, if the business will have at least 50 full-time employees on the payroll of the business by the eighth calendar quarter following the calendar quarter in which the abatement becomes effective the business, by the earlier of the eighth calendar quarter following the calendar quarter in which the abatement becomes effective or the date on which the business has at least 50 full-time employees on the payroll of the business, has a policy for paid family and medical leave and agrees that all employees who have been employed by the business for at least 1 year will be eligible for at least 12 weeks of paid family and medical leave at a rate of at least 55 percent of the regular wage of the employee.*

I, the undersigned, hereby declare to the Governor's Office of Economic Development that the facts herein stated are true, and that the Applicant will meet this threshold for PFML.

Jerritt Thomas

Name of person authorized for signature

  
Signature

CEO

Title

6/1/2025

Date

## 5(E) Company Information

Company Name: Emisha Innovations Inc.

County: Clark

### 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
Jerritt Thomas	Founder/CEO
Duane Thomas	VP Education
Adane Edmund	CTO
Samuel Troutman	VP Engineering
Cherrise Wilks	VP Govt Affairs
Denise Edwards MD	Bio-tech Advisor
Ian McClure	Engineering Advisor
Rob Gentry	COO

### 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:

## Abatement Application Addendum (for internal use / information)

Company Name: Emisha Innovations Inc.

County: Clark

### Corporate Social Responsibility (CSR)

**GOED is very interested in learning about a company's current CSR / Community Engagement Activities. Does the company have any current programs, or future plans in its Nevadan location, that it would like to list? If so please do so below in the space below. Feel free to add space if required:**

Emisha Innovations is deeply committed to corporate social responsibility (CSR) and inclusive community engagement. In Nevada, Emisha plans to launch the Emisha STEM Academy – Las Vegas, a workforce development initiative focused on training high school and community college students—particularly from underserved communities in semiconductor design, advanced manufacturing, robotics, and AI-driven systems.

Additionally, Emisha will establish paid internship pipelines in partnership with UNLV and local trade schools to provide real-world experience in photonic and semiconductor engineering.

The company also plans to host quarterly innovation workshops for students, educators, and entrepreneurs, aimed at democratizing access to next-generation technologies. Emisha is committed to making its R&D lab available for community-based research collaborations and will explore sponsorship opportunities for local science fairs, coding bootcamps, and veteran transition programs.

These initiatives align with our belief that building cutting-edge technology must go hand-in-hand with uplifting the communities we operate in.

### Equity, Diversity, and Inclusion

**Would the company like to highlight any policies / practices for equity, diversity, and inclusion? Feel free to add space if required:**

Emisha Innovations proudly embeds equity, diversity, and inclusion (EDI) into its core operating principles. As a Black-owned technology company, Emisha is committed to fostering an inclusive culture that reflects the diversity of the communities we serve and the global markets we impact.

Key practices include:

**Inclusive Hiring:** We actively recruit talent from underrepresented backgrounds in STEM, including through partnerships with HBCUs, HSIs, and community colleges.

**Equitable Pay and Advancement:** Emisha maintains transparent compensation structures and ensures equitable access to professional development, mentorship, and leadership pathways.

**Supplier Diversity:** We prioritize engagement with minority-, women-, and veteran-owned vendors and subcontractors across our supply chain.

**Employee Resource Groups (ERGs):** Planned ERGs will support internal dialogue, allyship, and representation within our growing workforce.

**STEM Access Programs:** Through initiatives like the Emisha STEM Academy, we are expanding access to technology education for underserved youth and communities.

These efforts are not just aspirational—they are foundational to how we build our company and innovate for a more equitable future.

## Abatement Application Addendum (for internal use / information)

Company Name: Emisha Innovation Inc.

County: Clark

### Education Partnerships

**Does the company have existing partnerships to recruit or advance workforce development (e.g. workforce boards, community based organizations and education providers)? Additionally, would the company have any anticipated needs, for this project, where GOED / RDAs can provide support? Feel free to add space if required:**

Emisha's decision to target Nevada—and specifically the Las Vegas metro area—for this expansion is grounded in several key advantages:

Proximity to key logistics corridors, including the I-15 corridor, Harry Reid International Airport, and future rail freight infrastructure

Access to reliable, scalable utilities, including high-capacity power, clean water, and waste systems suitable for semiconductor-grade operations

Competitive incentive landscape, including tax abatements, workforce training grants, and infrastructure support

A robust regional talent pipeline, anchored by UNLV and Nevada's growing innovation ecosystem

Opportunity for long-term expansion, with affordable industrial land and alignment with state-led smart city and digital infrastructure initiatives

These advantages make Nevada not only a viable option—but a strategic one—for anchoring Emisha's U.S. semiconductor operations.

### Supply Chain

**Does the company anticipate purchasing equipment, as noted in the Capital Equipment List, from or through Nevada-based businesses? Does the company wish to submit any notes / highlights re. this? Feel free to add space if required:**

No