

Edgewood Renewables, LLC

5233 E EL Campo Grande Ave., Las Vegas, NV 89119
Stephen Harrington, Manager

Date: May 14, 2026

Application Facts:

Industry	Manufacturing
NAICS	325199
Type of App	New
Location	Clark County
RDA	LVGEA, Clarissa Castillo

Company Profile

Edgewood Renewables, LLC (Edgewood) plans to construct a state of the art biofuel manufacturing facility in North Las Vegas. Edgewood is a manufacturer of drop-in renewable gasoline produced from renewable feedstocks such as dairy renewable natural gas and ethanol. Edgewood is developing a plan to purchase, repurpose and construct an incomplete renewable fuel production facility together with an adjacent product terminal. Once the facility is put into service, the facility will produce approximately 22,000,000 gallons per year of drop-in renewable gasoline. Given that transportation contributes to nearly a quarter of global CO2 emissions, Edgewood's primary emphasis lies in the production of premium renewable diesel. Renewable Diesel is molecularly equivalent to petroleum diesel, but has lower lifecycle emissions and is produced without fossil fuels. Unlike biodiesel, it does not require blending or infrastructure modifications and can be used in any diesel engine. At full production, the Edgewood Las Vegas facility will save approximately 987,000,000 kilograms of CO2e from being emitted each year. Edgewood plans to utilize as many local resources as possible to construct this facility, and once operational, to engage the local workforce and talent to staff positions. The employment opportunities will range from high level management positions to technical engineers and production staff. Edgewood will also be connected with and provide support to UNLV's Center for Energy Research as the Edgewood facility directly aligns with the mission of the Center. *Source: Edgewood Renewables, LLC*

Tax Abatement Requirements:

	<u>Statutory</u>	<u>Company Application</u>	<u>Meeting Requirements</u>
Job Creation	50	60	Yes
Average Wage	\$31.57	\$40.71	Yes
Equipment Capex (SU & MBT)	\$1,000,000	\$138,718,000	Yes
Equipment Capex (PP)	\$5,000,000		Yes

Additional Requirements:

Health Insurance	65%	100%	Yes
Revenues generated outside NV	51%	100%	Yes
Business License	<input checked="" type="checkbox"/> Current	<input type="checkbox"/> Pending	<input type="checkbox"/> Will comply

Total Tax Liability (without tax abatements)

Direct (company)

\$24,898,449

Total

\$32,246,489

Tax Abatements

Contract Terms

Estimated Tax Abatement

Sales Tax Abmt.	2% for 2 years	\$8,843,273
Modified Business Tax Abmt.	50% for 4 years	\$87,684
Personal Property Tax Abmt.	50% for 10 years	\$4,877,564
Real Property Tax for Recycling Abmt.	50% for 10 years	\$1,675,160
Total Estimated Tax Abatement over 10 yrs.		\$15,483,681

Net New Tax Revenues

Direct

Indirect

Taxes after Abatements

Local Taxes

Property	\$6,212,916	\$3,640,551	\$9,853,467
Sales	\$0	\$1,944,963	\$1,944,963
Lodging	\$0	\$0	\$0

State Taxes

Property	\$339,809	\$213,191	\$553,000
Sales	\$2,774,360	\$653,315	\$3,427,675
Modified Business	\$390,318	\$593,385	\$983,703
Lodging	\$0	\$0	\$0

Total Estimated New Tax Revenue over 10 yrs.

\$9,717,403

\$7,045,405

\$16,762,808

Economic Impact over 10 yrs.

Economic

Construction

Total

Total Jobs Supported	143	0	143
Total Payroll Supported	\$105,373,341	\$0	\$105,373,341
Total Economic Value	\$579,419,866	\$0	\$579,419,866

Economic Impact Output per Abatement Dollar

New Total Tax per Abated Dollar

\$41.96

\$1.08

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.



April 8, 2026

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

Dear Mr. Burns,

Edgewood Renewables, LLC is applying to the State of Nevada's Sales & Use Tax Abatement, Modified Business Tax Abatement, and Personal Property Tax Abatement. We request that **Edgewood Renewables, LLC** be placed on the May 14th, 2026, GOED Board meeting agenda.

Edgewood Renewables, LLC will create **60** new positions in the first two years of expanded operations, with an average hourly wage of **\$40.71**. They will offer employee health insurance with a projected **100%** premium coverage and **100%** of their revenue is generated outside of Nevada. **Edgewood Renewables, LLC** will make an overall capital investment of **\$175,218,000**.

Edgewood Renewables, LLC 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 Las Vegas Global Economic Alliance.

Sincerely,

A handwritten signature in black ink, appearing to read "CC", with a long, sweeping horizontal stroke extending to the right.

Clarissa Castillo
Chief Strategy & Performance Officer
Las Vegas Global Economic Alliance



5225 East El Campo Grande Ave, North Las Vegas, NV

March 18, 2026

Thomas Burns, Executive Director
Nevada Governor's Office of Economic Development
1 State of Nevada Way
Las Vegas, NV 89119

Dear Mr. Burns:

Edgewood Renewables, LLC, a Delaware limited liability company (“Edgewood”), is a manufacturer of drop-in renewable gasoline produced from renewable feedstocks such as dairy renewable natural gas and ethanol. Edgewood is developing a plan to purchase, repurpose and construct an incomplete renewable fuel production facility together with an adjacent product terminal located at 5225 /5233 East El Campo Grande Ave, North Las Vegas, NV North Las Vegas, Nevada. This plan focuses on the construction of an approximately Two Hundred Fifty Million and 00/100 (\$250,000,000.00) Dollar +/- state of the art biofuel manufacturing facility.

Once the facility is put into service, the facility will produce approximately 22,000,000 gallons per year of drop-in renewable gasoline. Edgewood plans to utilize as many local resources as possible to construct this facility, and once operational, to engage the local workforce and talent to staff positions. The employment opportunities will range from high level management positions to technical engineers and production staff.

The decision to pursue this opportunity in Las Vegas, Nevada was based on several factors, including, the local workforce, business tax structure, cost of living and logistic advantages offered by the region. In addition, the ability to receive the benefits of the State of Nevada Governor’s Office of Economic Development Tax Abatement program, was also a critical factor in deciding to locate the production operation to Las Vegas.

Based the current plan, Edgewood intends to staff and operate the facility with a total of approximately sixty (60) employees with an average hourly rate of compensation projected to be Forty and 71/100 (\$40.71) Dollars per hour.

We are excited about the market opportunities presented by this location and the advantages that locating this facility in Las Vegas, Nevada will offer Edgewood.

Sincerely,

Edgewood Renewables, LLC

By: 

Stephen Harrington, Manager



5225 East El Campo Grande Ave, North Las Vegas, NV

March 18, 2026

Mr. Thomas Burns
Executive Director
Nevada Governor's Office of Economic Development
1 State of Nevada Way
Las Vegas, NV 89119

Dear Mr. Burns

Healthcare Coverage Letter of Intent

If Edgewood Renewables, LLC, a Delaware limited liability company (the “Company”), 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:

*The Company and its direct subsidiaries (subject to the tax abatements) 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*

** the Company 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.*

Very truly yours,

Edgewood Renewables, LLC

By: 
Stephen Harrington, Manager



MAYOR
PAMELA A. GOYNES-BROWN

COUNCIL MEMBERS
ISAAC E. BARRON
RUTH GARCIA-ANDERSON
SCOTT BLACK
RICHARD J. CHERCHIO

CITY MANAGER
MICAELA MOORE

Economic Development
DIRECTOR TERRI SHERIDAN

2250 LAS VEGAS BLVD. N, SUITE 900
NORTH LAS VEGAS, NV 89030

TELEPHONE: (702) 633-1005
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TDD: (800) 326-6868

CITYOFNORTHLASVEGAS.COM

April 13th, 2026

Tom Burns
Executive Director
Nevada Governor's Office of Economic Development
1 State of Nevada Way, 4th Floor
Las Vegas, Nevada 89119

Director Burns,

The City of North Las Vegas is pleased to express its full support for Edgewood Renewables, LLC and their incentive application for tax abatements. We look forward to this application being reviewed by the GOED Board at its next scheduled meeting.

Edgewood Renewables plans to expand their existing North Las Vegas facility located on 5233 E El Campo Grande, North Las Vegas, Nevada. Edgewood Renewables represents a significant commitment to our community. With a projected investment of approximately \$139 million, the company expects to add an additional 60 full-time positions with an average hourly wage of \$40.71 within the first two years.

We fully support Edgewood Renewables' application and look forward to their continued success and sustainability they bring to the North Las Vegas economy.

Sincerely,

Terri Sheridan
Director, Economic Development



Edgewood Renewables LLC

April 13, 2026

Thomas J. Burns
Executive Director
Nevada Governor's Office of Economic Development
1 State of Nevada Way
Las Vegas, NV 89119

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

Dear Director Burns,

On March 16th, Edgewood Renewables 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 Washoe 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 Edgewood Renewables 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 Edgewood Renewables 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,

W Stephen Harrington
Chief Executive Officer
Edgewood Renewables LLC

REQUEST FOR CONFIDENTIALITY DETERMINATION

Pursuant to NRS 231.069, and upon the request of applicant, Edgewood Renewables 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.



Thomas J. Burns
Executive Director

4/13/2026
Date



Incentive Application

Company Name: Edgewood Renewables, LLC
Date of Application: March 18, 2026

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
- 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>Edgewood Renewables, LLC</u>			FEDERAL TAX ID # <u>88-0534436</u>
CORPORATE ADDRESS <u>5233 E El Campo Grande Ave.</u>	CITY / TOWN <u>Las Vegas</u>	STATE / PROVINCE <u>Nevada</u>	ZIP <u>89115</u>
MAILING ADDRESS TO RECEIVE DOCUMENTS (If different from above)	CITY / TOWN	STATE / PROVINCE	ZIP
TELEPHONE NUMBER <u>(267) 235-4906</u>	WEBSITE <u>www.edgewoodrenewables.com</u>		
COMPANY CONTACT NAME <u>Stephen Harrington</u>	COMPANY CONTACT TITLE <u>Manager</u>		
E-MAIL ADDRESS <u>stephen.harrington@edgewoodrenew.com</u>	PREFERRED PHONE NUMBER <u>(267) 235-4906</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>100%</u>	EXPECTED DATE OF NEW / EXPANDED OPERATIONS (MONTH / YEAR) <u>Q3 2026</u>
NAICS CODE / SIC <u>325199</u>	INDUSTRY TYPE <u>Biofuels / Renewable Fuels</u>

Facility manufacture and distribution renewable fuels from renewable hydrocarbons, including, renewable gasoline, renewable hydrogen and renewable methanol.

PROPOSED / ACTUAL NEVADA FACILITY ADDRESS <u>5233 E El Campo Grande Ave</u>	CITY / TOWN <u>North Las Vegas</u>	COUNTY <u>Clark County</u>	ZIP <u>89115</u>
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WHAT OTHER STATES / REGIONS / CITIES ARE BEING CONSIDERED FOR YOUR COMPANY'S RELOCATION / EXPANSION / STARTUP?

Texas, Mississippi and Louisiana

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>If No, skip to Part 2. If Yes, continue below:</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 of space: _____</p> <p>Do you plan on making building tenant improvements? _____</p> <p>If No, skip to Part 2. If Yes *, continue below:</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/planning on buying an owner occupied facility in Nevada? <u> Yes </u></p> <p>If No, skip to Part 3. If Yes *, continue below:</p> <p style="padding-left: 40px;">Purchase date, if buying (month, year): <u> Jul-2023 </u></p> <p style="padding-left: 40px;">How much space (sq. ft.)? <u> 302,000 </u></p> <p>Do you plan on making building improvements? <u> Yes </u></p> <p>If No, skip to Part 3. If Yes *, continue below:</p> <p style="padding-left: 40px;">When to make improvements (month, year)? <u> Q3 2026 </u></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> Yes </u></p> <p>If Yes *, continue below:</p> <p style="padding-left: 40px;">When to break ground, if building (month, year)? <u> Q3 2026 </u></p> <p style="padding-left: 40px;">Estimated completion date, if building (month, year): <u> Q3 2028 </u></p> <p style="padding-left: 40px;">How much space (sq. ft.)? <u> NA </u></p>	<p>Part 1. Are you currently leasing space in Nevada? _____</p> <p>If No, skip to Part 2. If Yes, continue below:</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>If No, skip to Part 3. If Yes, continue below:</p> <p>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>If No, skip to Part 3. If Yes *, continue below:</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>If No, skip to Part 3. If Yes, continue below:</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>If No, skip to Part 3. If Yes *, continue below:</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>If Yes *, continue below:</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>* Please complete Section 7 - Capital Investment for New Operations / Startup.</p>	<p>* Please complete Section 7 - Capital Investment for Expansions below.</p>
<p>BRIEF DESCRIPTION OF CONSTRUCTION PROJECT AND ITS PROJECTED IMPACT ON THE LOCAL ECONOMY (Attach a separate sheet if necessary):</p>	

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>\$30,000,000</u>	Building Purchase (if buying): _____
Building Costs (if building / making improvements): _____	Building Costs (if building / making improvements): _____
Land: <u>\$6,500,000</u>	Land: _____
Equipment Cost: <u>\$138,718,000</u>	Equipment Cost: _____
Total: <u>\$175,218,000</u>	Total: _____
	Is the equipment purchase for replacement of existing equipment? _____
	Current assessed value of personal property in NV: _____
	(Must attach 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>60</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>\$40.71</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 checked="" 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):

- Medical Vision Dental Other: Group life and disability

Qualified after (check one):

- Upon employment Three months after hire date Six months after hire date Other: _____

Health Insurance Costs:	Percentage of health insurance premium by (min 65%):
Plan Type: <u>PPO</u>	
Employer Contribution (annual premium per employee): <u>TBD</u>	Company: <u>100%</u>
Employee Contribution (annual premium per employee): <u>\$ -</u>	Employee: <u>0%</u>
Total Annual Premium: <u>TBD</u>	


[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.

Stephen Harrington
Name of person authorized for signature


Signature

Manager
Title

3/18/2026
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

Equipment Schedule, Detailed

The Office has determined the detailed equipment schedule as described in this application constitutes confidential proprietary information of Edgewood Renewables, LLC, and is not a public record.

Employment Schedule, Detailed

The Office has determined the detailed equipment schedule as described in this application constitutes confidential proprietary information of Edgewood Renewables, LLC, and is not a public record.

5(C) Evaluation of Health Plans Offered by Companies

Company Name: Edgewood Renewables, LLC County: Clark

Total Number of Full-Time Employees: 60
 Average Hourly Wage per Employee \$40.71
 Average Annual Wage per Employee (implied) \$84,666.67

COST OF HELATH INSURANCE

Annual Health Insurance Premium Cost: TBD
 Percentage of Premium Covered by:
 Company 100%
 Employee 0%

HEALTH INSURANCE PLANS:

Base Health Insurance Plan*:

Deductible - per employee \$ -
 Coinsurance 00% / 00%
 Out-of-Pocket Maximum per employee

Additional Health Insurance Plan*:

Deductible - per employee \$ -
 Coinsurance 0% / 0%
 Out-of-Pocket Maximum per employee \$ -

Additional Health Insurance Plan*:

Elements Choice PPO 6000

Deductible - per employee \$ -
 Coinsurance 0% / 0%
 Out-of-Pocket Maximum per employee \$ -

*Note: *Please list only "In Network" for deducatable 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	0	MEC
Annual Out-of-Pocket Maximum not to exceed \$10,600 (2026)	\$0	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.

Stephen Harrington
 Name of person authorized for signature


 Signature

Manager
 Title

3/18/2026
 Date

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

Company Name: Edgewood Renewables, LLC

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.

Stephen Harrington

Name of person authorized for signature



Signature

Title

Manager

3/18/2026

Date

5(E) Company Information

Company Name: Edgewood Renewables, LLC

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
Edgewood Renewables, LLC	Stephen Harrington, Manager
Edgewood Refinery, LLC	Stephen Harrington, Manager
Edgewood Operating, LLC	Stephen Harrington, Manager
Edgewood Blue, LLC	Stephen Harrington, Manager
Edgewood RE Refinery, LLC	Stephen Harrington, Manager
Edgewood RE Terminal, LLC	Stephen Harrington, Manager
Edgewood Terminal, LLC	Stephen Harrington, Manager

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
Edgewood Organization Chart attached hereto
Edgewood Renewables, LLC (hiring / purchasing equipment)
Edgewood Refinery, LLC (hiring / purchasing equipment / operations)
Edgewood Terminal, LLC (hiring / purchasing equipment)
Edgewood Operating, LLC (hiring / purchasing equipment)
Edgewood Blue, LLC (purchasing equipment)
Edgewood RE Refinery, LLC (purchasing equipment)
Edgewood RE Terminal, LLC (purchasing equipment)

Abatement Application Addendum (for internal use / information)

Company Name: Edgewood Renewables, LLC

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:

Initially, Edgewood intends to support the following:

- UNLV School of Energy
- Desert Research Institute to collaborate on their Renewable Energy Program
- Southwest Gas to work with the emerging Tech and Innovation Department
- Nevada Truckers Association
- Manufacture Nevada

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:

Edgewood is committed to fostering, cultivating and preserving a culture of diversity, equity and inclusion. Edgewood's diversity initiatives include but are not limited to our practices and policies on recruitment and selection; compensation and benefits; professional development and training; promotions; transfers; social and recreational programs; layoffs; terminations; and the ongoing development of a work environment built on the premise of gender and diversity equity that encourages and enforces:

- (a) Respectful communication and cooperation between all employees;
- (b) Teamwork and employee participation, permitting the representation of all groups and employee perspectives;
- (c) Work/life balance through flexible work schedules to accommodate employees' varying needs; and
- (d) Employer and employee contributions to the communities we serve to promote a greater understanding and respect for the diversity.

All employees of Edgewood will have a responsibility to treat others with dignity and respect at all times. All employees are expected to exhibit conduct that reflects inclusion during work, at work functions on or off the work site, and at all other company-sponsored and participative events. All employees are also required to attend and complete annual diversity awareness training to enhance their knowledge to fulfill this responsibility.

Any employee found to have exhibited any inappropriate conduct or behavior against others may be subject to disciplinary action.

Employees who believe they have been subjected to any kind of discrimination that conflicts with the company's diversity policy and initiatives may seek assistance from a supervisor or an HR representative of Edgewood.

Abatement Application Addendum (for internal use / information)

Company Name: Edgewood Renewables, LLC

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:

Through Edgewood's strong relationship with the Las Vegas Global Economic Alliance ("LVGEA"), Edgewood will be connected with and provide support to UNLV's Center for Energy Research. The facility directly aligns with the mission of the Center for Energy Research and supporting this organization will lead to growth for the renewable energy industry in Nevada and specially Clark County.

In addition, LVGEA has introduced Edgewood to the UNLV School of Energy. Edgewood intends to develop a program with this school to identify internships, apprenticeships and general workforce opportunities. These opportunities would likely consist of "Step/Start-Up Initiative" for small business and research opportunities in the renewable fuel industry

Lastly, LVGEA has agreed to connect Edgewood with Desert Research Institute to collaborate on their Renewable Energy Program.

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:

LVGEA will assist Edgewood in connecting with Local Mechanical, Electrical, and Civil Contractors to be commissioned for the project in North Las Vegas.

LVGEA will assist with connecting to Nevada Truckers Association, Manufacturer Nevada, and Clark County Aviation.

Edgewood Renewables has been in contact with Southwest Gas to work with the emerging Tech and Innovation Department.

Entity Information

Entity Name: EDGEWOOD RENEWABLES, LLC

Entity Number: E37378292024-4

Entity Type: Foreign Limited-Liability Company

Entity Status: Active

Formation Date: 01/04/2024

NV Business ID: NV20242999285

Termination Date:

Annual Report Due Date: 1/31/2027

Compliance Hold:

Series LLC:

Domicile Name: Edgewood Renewables, LLC

Jurisdiction: Delaware - United States

Registered AGENT INFORMATION

Name of Individual or Legal Entity: COGENCY GLOBAL INC.*

Status: Active

CRA Agent Entity Type:

Registered Agent Type: Commercial Registered Agent

NV Business ID:

Office or Position:

Jurisdiction:

Street Address: 321 W. WINNIE LANE #104, Carson City, NV, 89703, USA

Mailing Address:

OFFICER INFORMATION

[View Historical Data](#)

Title	Name	Address	Last Updated	Status
Managing Member	W. Stephen Harrington	c/o Duffy & Sweeney. LTD., 321 South Main Street, Suite 400, Providence, RI, 02903, USA	01/04/2024	Active

EDGEWOOD RENEWABLES

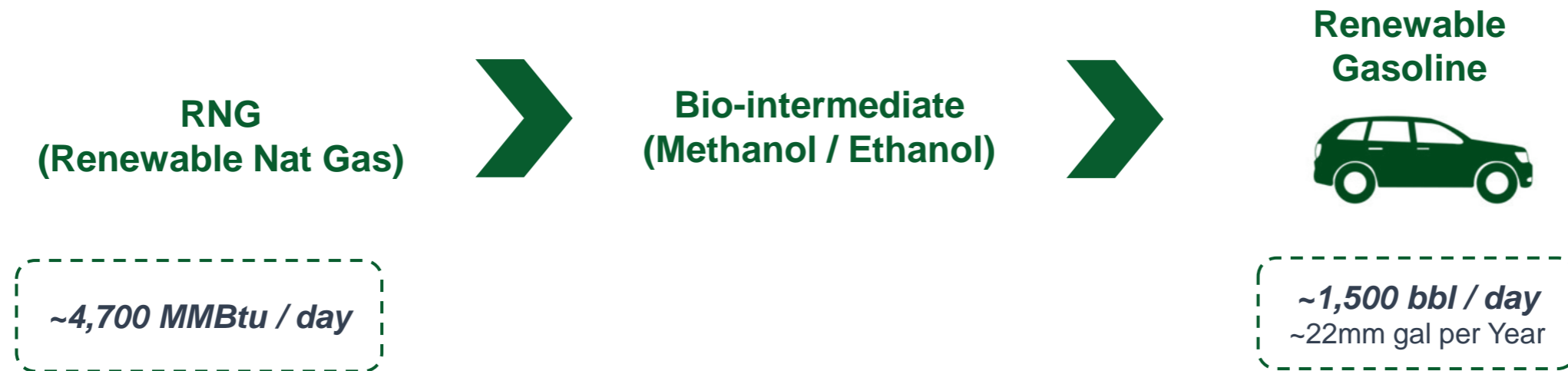
PROJECT OVERVIEW

Q1 2026

Edgewood Renewables Overview



Edgewood Renewables (“*Edgewood*” or “*the Company*”) has developed an industry-leading RNG to Renewable Gasoline project in Las Vegas, NV



Key Strategic Partners

Feedstock Supply

- Edgewood has entered into an agreement to partner with a Large RNG Consolidator to supply RNG to the Project.
- Edgewood will also be generating 3MW of its own electricity through the process

Product Offtake



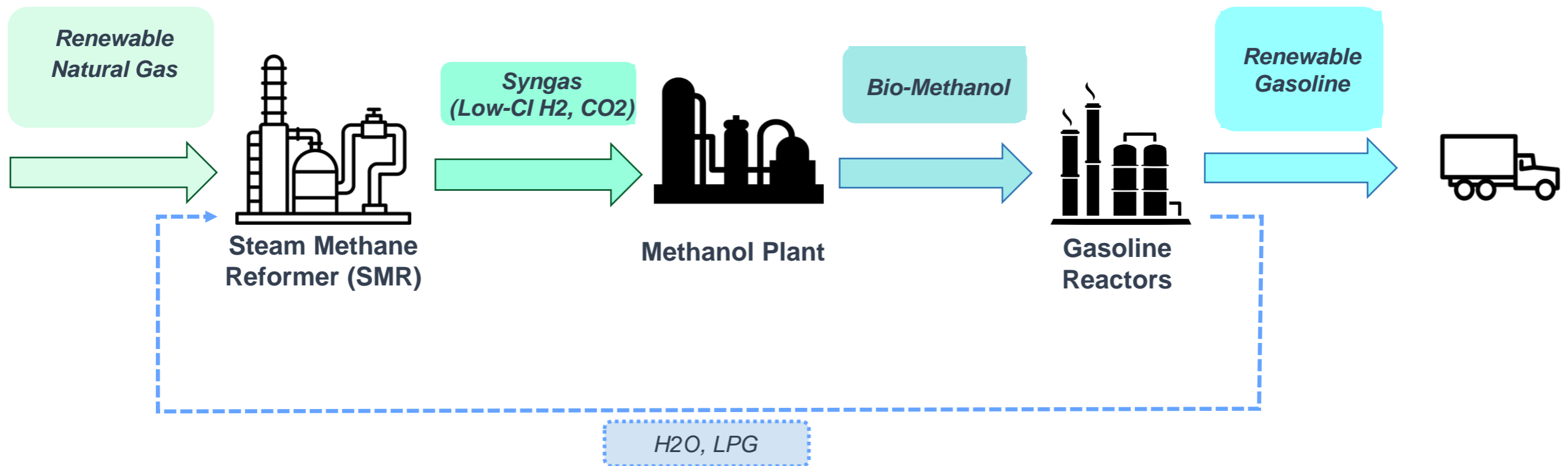
a U.S. Venture company

- Edgewood intends to expand U.S. Energy’s role as the Project’s terminal operator to including gasoline blending and offtake services into California.
- U.S. Energy supplies gas stations with both branded and un-branded gasoline, including CBOB, RBOB, Premium, CARBOB, AZRBOB, Avgas, and High-Octane Grades

Edgewood's Refining Process

Edgewood is combining three proven technologies in a unique arrangement that maximizes product value.

Conversion Process

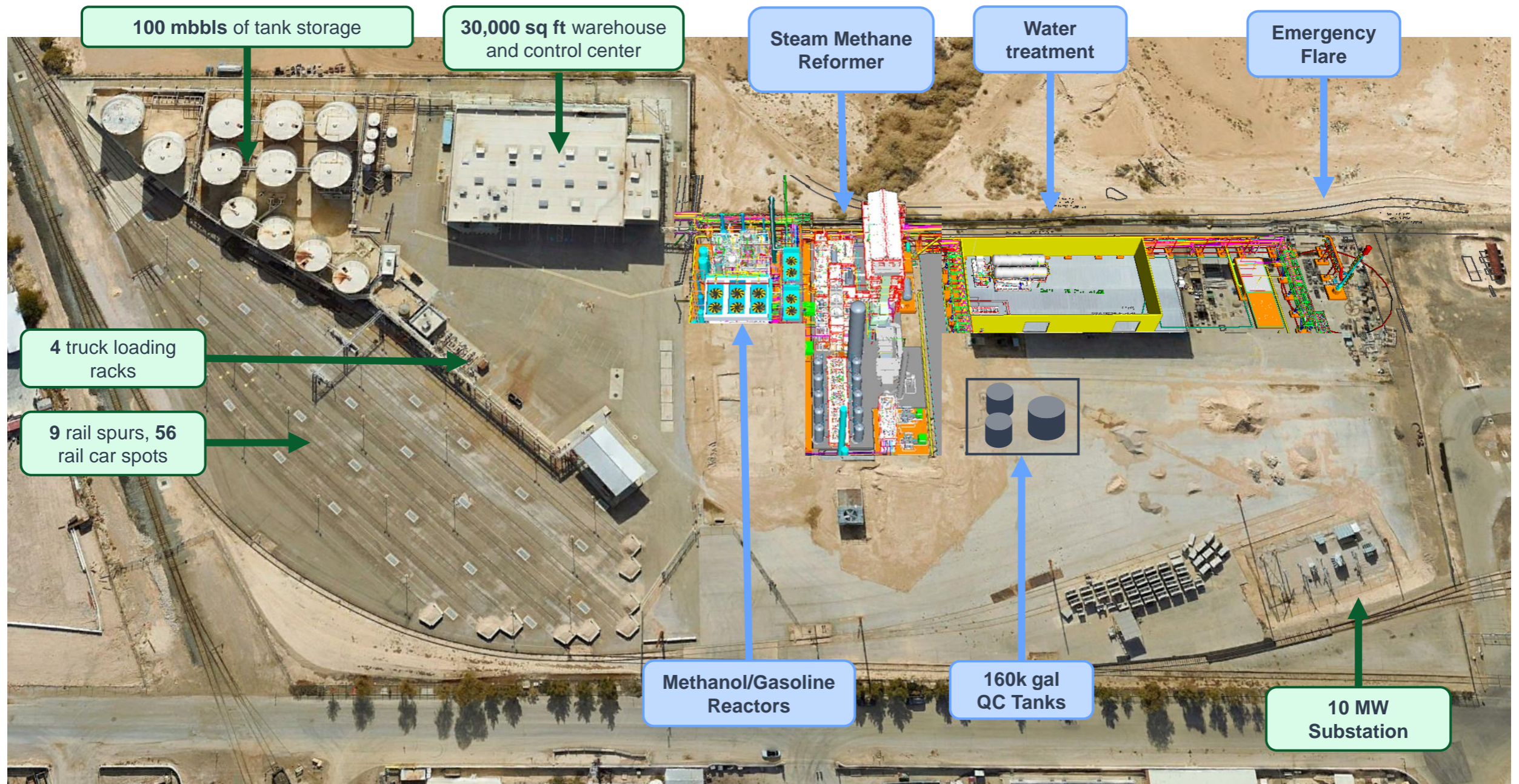


1. Liquid yield reflects the BTU in the gasoline product compared to the BTU of RNG purchased
2. Renewable hydrogen is an intermediate product and is consumed by the hydrotreater. Low CI hydrogen qualifies for 45V

Las Vegas Site Overview



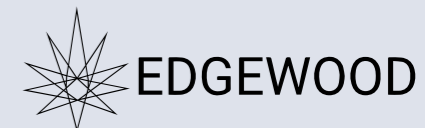
New Infrastructure Rendering



 Existing Infrastructure

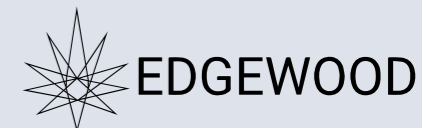
 To Be Constructed

Select Partners and Service Providers



Partner	Service	Commentary
 a U.S. Venture company	Offtake	<ul style="list-style-type: none"> Leading global commodity trading company with significant midstream, downstream and logistics expertise
	Natural Gas Supply	<ul style="list-style-type: none"> Natural Gas Supplier for the Project and one of the largest utilities in Las Vegas, NV
STANCIL & CO.	Independent Engineer	<ul style="list-style-type: none"> Independent engineering company that specializes in downstream oil & gas, biofuels and petrochemical industries
	Environmental Engineer	<ul style="list-style-type: none"> Consulting, auditing and advisory firm with an exclusive focus on energy transition
 a U.S. Venture company	Terminal Operator	<ul style="list-style-type: none"> Vertically integrated energy solutions provider that owns and operates in refined products and alternative fuels terminals
	Business & Political Consultant	<ul style="list-style-type: none"> Full service political consulting, public affairs, government relations, polling, and digital media firm
	Legal Advisors	<ul style="list-style-type: none"> Global law firm with significant experience with EPC construction contracts
	Tax Credit Advisors	<ul style="list-style-type: none"> Global organization of independent professional services firms providing Audit, Tax and Advisory services Evaluating tax credit applicability for Edgewood

World Class Management Team



Edgewood is led by an experienced team of professionals with deep financial, engineering, political, legal and business acumen that have successfully developed, financed, constructed, and operated complex new industry businesses

Stephen Harrington
CEO & Co-Founder



- Co-Founder of Edgewood Renewables with strong background in financial structuring, regulatory matters, and commercial contracts
- Co-founded, built, and sold previous business in emerging industry for multiple hundred million dollar exit in 2021
- Original Team Member of Orkila Capital, a Private Equity Firm with ~\$1bn of AUM focused on Growth Equity and Special Situation Opportunities
- Guggenheim Partners Structured Finance/Credit Division with emphasis on Special Situations in Esoteric Credit, Structuring, Private Equity, and Complex Collateralized Instruments
- Education Princeton University, Economics

Stephen P. Harrington Sr
Senior Advisor & Co-Founder



- Successful 35+ year serial entrepreneur in the Energy, Logistics, Technology, and Emerging Markets Sector with deep expertise in developing and financing upstart projects, venture capital, private equity, and public markets
- Partnered, financed and/or served on the boards of multiple public companies including: Coastal Energy Company, sold to CEPSA for \$2.3B; Radiant Logistics, NYSE (RLGT); Endeavor International Corp; and Continental Southern Resources
- Education Yale University

Daniel Brown
Executive Vice President



- 10 years of Renewable Fuels Project Development, Project Finance and Engineering Analysis
- Involved in engineering & design, construction management, permitting, IE analysis for multiple renewable diesel facilities
- Led financial modeling and price forecasting, market analysis, regulatory and tax credit analysis
- Previously was an enterprise solutions consultant at Oracle in the Oil & Gas sector

Josh Celeste
Chief Operating Officer and General Counsel



- 20+ years of broad-based transactional experience navigating multi-faceted business transactions which includes domestic and international acquisitions, dispositions, and mergers; complex restructurings and recapitalizations; and diverse governance issues
- Also experienced in matters specific to renewable fuels, such as project development, compliance with environmental regulations, contract negotiations for S&O agreements, and strategic partnerships within the industry

Brandon Buff
Construction Manager and Operations Lead



New-Com Inc.

- Held various leadership roles in government contracting, renewable fuels, an industry leading construction company
- Previously was a Project Controls Manager over Construction at MSTS, a JV between Honeywell, Jacobs and HII Nuclear
- Previously a Vice President / Project Manager at New-Com

World Class Advisory Team



Edgewood is advised by an experienced team with deep financial, engineering, political, legal and business acumen that have successfully developed, financed, constructed, and operated complex new industry businesses

Osmar Abib
Senior Advisor to CEO
on Energy



- Founder of the SeracFund, an energy focused investment fund
- Previously the Global Head of Energy for Credit Suisse Energy Group
- Serves on the WACA National Board, the Board of Advisors at the Rice Jones Business School, the Corporation Board of the Woods Hole Oceanographic Institute, and Advisory Board of Pickering Energy Partners
- Holds a degree in Chemical Engineering from Rice University and an MBA from Harvard Business School

Michael Brown
Chief Technical Advisor



- Over 20 years of Project Development, Project Finance and Engineering Analysis
- Advises on engineering & design, technology review selection and application, construction management, chemistry matters
- Previously spent 10+ years at Exxon Production Research
- Chemistry and Chemical Engineering Degree from Rice University

Michael Munroe
Operations Advisor



- Held various leadership positions with expertise in General Management, Operations, Maintenance, Outage Management, Engineering, and Training in the power generation industry
- Previously the Chief Operating Officer at Contour Global
- Previously a General Manager at NRG overseeing renewables and thermal power plants
- Previously worked at Talen Energy, PPL, TVA, Progress Energy in various operations and maintenance roles

Mark Landrum
Technical and
Risk Advisor



- Over 45 years of engineering and project management experience in the Oil & Gas sector, including the CEO of a Process Safety Management (PSM) and project management firm in Houston
- Chaired PHA, HAZID, HAZOP, LOPA, SIL and Risk workshops for major projects
- Oversaw facility siting studies, building risk assessments, constructability analyses, and environmental permitting
- Detailed engineering and design of a various processes, including FT, GTL, CTL, hydrotreating and catalytic reforming units