Western Steel Service Center, LLC

375 Industrial Drive, Fernley, NV 98408
Kevin Raddatz, President

Date: August 5, 2026

Application Facts:

Industry	**Manufacturing**
NAICS	**332312**
Type of App	**New**
Location	**Lyon County**
RDA	**Northern NV Now (formerly EDAWN), Heather Wessling-Grosz**

Company Profile

Western Steel Service Center, LLC (Western Steel) plans to establish a new steel processing and fabrication facility in Fernley supporting utility, energy, telecommunications, infrastructure, and industrial customers throughout the Western United States. Western Steel is a steel supply and/or light fabrication business serving construction and industrial markets, Western Steel provides steel service / fabrication business and provides materials and/or processing services to construction and industrial customers. The project will include installation of specialized manufacturing equipment for steel plate processing, CNC machining, plasma cutting, forming, welding, and fabrication operations. The facility is expected to create skilled manufacturing, logistics, engineering support, and management positions while generating significant capital investment, local procurement, construction activity, and ongoing business expenditures within northern Nevada. Western Steel plans to prioritize local and regional procurement whenever practical and intends to establish relationships with Nevada-based vendors, contractors, and service providers to support ongoing operations and future expansion. Western Steel also intends to explore partnerships with local workforce development organizations, technical schools, and community colleges to support ma As it expands operations it intends to explore partnerships with local educational institutions, workforce development organizations, and technical training programs, including Truckee Meadows Community College (TMCC), the University of Nevada, Reno (UNR), and regional trade and apprenticeship programs. *Source Western Steel Service Center, LLC*

Tax Abatement Requirements:	Statutory	Company Application	Meeting Requirements
Job Creation	10	**10**	Yes
Average Wage	$31.57	**$35.59**	Yes
Equipment Capex (SU & MBT)	$250,000	**$4,883,790**	Yes
Equipment Capex (PP)	$1,000,000		
Additional Requirements:			
Health Insurance	65%	**65%**	Yes
Revenues generated outside NV	51%	**100%**	Yes
Business License	☐ Current	☐ Pending	☑ Will comply

Tax Abatements	Contract Terms	Estimated Tax Abatement
Sales Tax Abmt.	2% for 2 years	$249,073
Modified Business Tax Abmt.	50% for 4 years	$3,428
Personal Property Tax Abmt.	50% for 10 years	$289,906
Total Estimated Tax Abatement over 10 yrs.		**$542,407**

Net New Tax Revenues	Direct	Indirect	Taxes after Abatements
Local Taxes			
Property	$1,584,600	$1,067,594	$2,652,194
Sales	$126,225	$338,214	$464,439
Lodging	$0	$0	$0
State Taxes			
Property	$77,262	$93,638	$170,900
Sales	$147,176	$238,589	$385,765
Modified Business	$253,974	$119,012	$372,986
Lodging	$0	$0	$0
Total Estimated New Tax Revenue over 10 yı	**$2,189,237**	**$1,857,047**	**$4,046,284**

Economic Impact over 10 yrs.	Economic	Construction	Total
Total Jobs Supported	73	27	100
Total Payroll Supported	$38,482,110	$1,931,109	$40,413,219
Total Economic Value	$156,296,793	$5,988,542	$162,285,335

Economic Impact Output per Abatement Dollar	New Total Tax per Abated Dollar
$288.15	**$7.46**

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.

Reno
Sparks
Tahoe
ECONOMIC DEVELOPMENT AUTHORITY
OF WESTERN NEVADA

June 15, 2026

Tom Burns, Executive Director
Governor's Office of Economic Development
808 West Nye Lane
Carson City, NV 89703

Re: Western Utility Telecom, Inc.

Dear Mr. Burns:

EDAWN hereby supports the application of Western Utility Telcom, Inc. (also known as Western Steel) for the Sales & Use Tax Abatement, Modified Business Tax Abatement, and Personal Property Tax Abatement incentives.

Western Utility Telecom, inc. is a privately held engineering and manufacturing company based in Salem, Oregon, specializing in custom tubular steel structures for the power utility and telecommunications industries.

The company will be investing approximately $4.9m for capital equipment in the first 2 years and plans to hire 10 employees within the first 2 years at an average wage of $35.59 per hour.

The company's compensation package includes medical benefits, overtime, PTO/sick/vacation, bonus, retirement plan /401K. 80% of the employee health insurance will be covered by the company.

EDAWN supports this application as the company meets three of three incentive requirements. Your consideration and support of the incentive application for Western Utility Telecom, Inc. is a significant factor in their pending decision to expand in northern Nevada and speaks favorably to the State's business-friendly environment.

Sincerely,

Heather Wessling-Grosz
EDAWN, Executive Vice-President
Business Development

www.edawn.org |50 West Liberty, Suite 108 | Reno, NV 89502 | (p) 775.829.3700 | (f) 775-829-3710

Kevin Raddatz
President
Western Steel Service Center, LLC
375 Industrial Drive
Fernley, NV 89408

August 2026

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

Re: Western Steel Service Center, LLC – Tax Abatement Application

Dear Mr. Burns:

On behalf of Western Steel Service Center, LLC, I appreciate the opportunity to submit our application for Nevada's Sales and Use Tax, Modified Business Tax, and Personal Property Tax Abatement programs.

Western Steel Service Center is establishing a new advanced steel processing and fabrication facility in Fernley, Nevada, to serve utility, energy, telecommunications, infrastructure, and industrial customers throughout the Western United States. Initial operations beginning in 2026 will focus on precision steel processing, CNC machining, plasma cutting, press-brake forming, welding, and fabrication of utility and infrastructure components. Following installation of additional manufacturing equipment, the company plans to begin full utility pole and substation structure manufacturing in January 2027.

This project represents a significant long-term investment in Nevada through the acquisition of industrial property, construction improvements, advanced manufacturing equipment, and the creation of high-quality manufacturing and technical jobs. Our Fernley location provides strategic access to Western markets while allowing us to reduce lead times, improve supply-chain responsiveness, and support critical utility and infrastructure projects throughout the region.

Nevada was selected because of its business-friendly environment, strategic transportation network, skilled workforce, and proximity to many of our existing and future customers. The location positions Western Steel Service Center to become an important regional manufacturing resource while contributing to the continued growth of Nevada's advanced manufacturing sector.

The requested abatements are an important factor in our investment decision. As a capital-intensive manufacturing operation, the incentives will help offset the significant upfront costs associated with facility development, advanced production equipment, and workforce expansion. The abatements will allow us to accelerate capital investment, create additional Nevada jobs, and expand manufacturing capabilities sooner than would otherwise be possible.

Western Steel Service Center is committed to becoming a long-term manufacturing partner within Nevada. We intend to invest in our employees, develop relationships with Nevada suppliers, support workforce development initiatives, and work with local educational institutions and workforce organizations to help build the skilled manufacturing workforce needed for future growth.

We appreciate the support provided by GOED and the Economic Development Authority of Western Nevada throughout this process and respectfully request your favorable consideration of our application.

Thank you for your time and consideration.

Sincerely,

Kevin Raddatz

Kevin Raddatz
President
Western Steel Service Center, LLC

Steel Processing • Forming • Fabrication

Date 06/18/2026

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 Western Steel Service Center, LLC 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 business 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.*

Signed by company rep

375 Industrial Drive, Fernley, Nevada 89408

www.westernsteelusa.com

Phone: 775-404-6388

info@westernsteelusa.com

GOED
NEVADA GOVERNOR'S OFFICE OF ECONOMIC DEVELOPMENT

Standard Tax Abatement Incentive Application

Company Name: Western Steel Service Center, LLC

Date of Application: June 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) Western Steel Service Center, LLC			FEDERAL TAX ID # 41-4044479
CORPORATE ADDRESS 375 Industrial Drive	CITY / TOWN Fernley	STATE / PROVINCE Nevada	ZIP 89408
MAILING ADDRESS TO RECEIVE DOCUMENTS (If different from above)	CITY / TOWN	STATE / PROVINCE	ZIP
TELEPHONE NUMBER TBD	WEBSITE www.westernsteelusa.com		
COMPANY CONTACT NAME Kevin Raddatz	COMPANY CONTACT TITLE President		
E-MAIL ADDRESS kevinr@westernsteelusa.com	PREFERRED PHONE NUMBER 971-283-0576		

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 100%	EXPECTED DATE OF NEW / EXPANDED OPERATIONS (MONTH / YEAR) Sep-2026		
NAICS CODE / SIC 332312	INDUSTRY TYPE Manufacturing		
DESCRIPTION OF COMPANY'S NEVADA OPERATIONS Steel processing and fabrication facility.			
PROPOSED / ACTUAL NEVADA FACILITY ADDRESS 375 Industrial Drive	CITY / TOWN Fernley	COUNTY Lyon County	ZIP 98408
WHAT OTHER STATES / REGIONS / CITIES ARE BEING CONSIDERED FOR YOUR COMPANY'S RELOCATION / EXPANSION / STARTUP? n/a			

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 Ten Years

Part 1. Are you currently/planning on leasing space in Nevada?	No
If No, skip to Part 2. If Yes, continue below:	
What year(s)?	
How much space (sq. ft.)?	
Annual lease cost of space:	
Do you plan on making building tenant improvements?	
If No, skip to Part 2. If Yes *, continue below:	
When to make improvements (month, year)?	
Part 2. Are you currently/planning on buying an owner occupied facility in Nevada?	Yes
If No, skip to Part 3. If Yes *, continue below:	
Purchase date, if buying (month, year):	Aug-2026
How much space (sq. ft.)?	54,228
Do you plan on making building improvements?	Yes
If No, skip to Part 3. If Yes *, continue below:	
When to make improvements (month, year)?	Sep-2026
Part 3. Are you currently/planning on building a build-to-suit facility in Nevada?	Yes
If Yes *, continue below:	
When to break ground, if building (month, year)?	Sep-2026
Estimated completion date, if building (month, year):	Jan-2027
How much space (sq. ft.)?	28,000

* **Please complete Section 7** - Capital Investment for New Operations / Startup.

Expansions - Plans Over the Next 10 Years

Part 1. Are you currently leasing space in Nevada?	
If No, skip to Part 2. If Yes, continue below:	
What year(s)?	
How much space (sq. ft.)?	
Annual lease cost at current space:	
Due to expansion, will you lease additional space?	
If No, skip to Part 3. If Yes, continue below:	
Expanding at the current facility or a new facility?	
What year(s)?	
How much expanded space (sq. ft.)?	
Annual lease cost of expanded space:	
Do you plan on making building tenant improvements?	
If No, skip to Part 3. If Yes *, continue below:	
When to make improvements (month, year)?	
Part 2. Are you currently operating at an owner occupied building in Nevada?	
If No, skip to Part 3. If Yes, continue below:	
How much space (sq. ft.)?	
Current assessed value of real property?	
Due to expansion, will you be making building improvements?	
If No, skip to Part 3. If Yes *, continue below:	
When to make improvements (month, year)?	
Part 3. Do you plan on building or buying a new facility in Nevada?	
If Yes *, continue below:	
Purchase date, if buying (month, year):	
When to break ground, if building (month, year)?	
Estimated completion date, if building (month, year):	
How much space (sq. ft.)?	

* **Please complete Section 7** - Capital Investment for Expansions below.

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

Construction of a new steel processing and fabrication facility in Fernley, Nevada will establish advanced manufacturing capacity supporting utility, energy, telecommunications, infrastructure, and industrial customers throughout the Western United States. The project will include installation of specialized manufacturing equipment for steel plate processing, CNC machining, plasma cutting, forming, welding, and fabrication operations. The facility is expected to create skilled manufacturing, logistics, engineering support, and management positions while generating significant capital investment, local procurement, construction activity, and ongoing business expenditures within Northern Nevada. The project will strengthen Nevada's advanced manufacturing sector, support regional infrastructure development, and increase economic activity through job creation, supplier relationships, workforce development, and long-term industrial investment.

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):	$8,900,000	Building Purchase (if buying):	
Building Costs (if building / making improvements):	$4,500,000	Building Costs (if building / making improvements):	
Land:		Land:	
Equipment Cost:	$4,883,790	Equipment Cost:	
Total:	**$18,283,790**	**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?:	10	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 new employees:	$35.59	Average hourly wage of these new employees:	
		How many FTE employees prior to expansion?:	
		Average hourly wage of these existing 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):

- ☑ Overtime
- ☑ Merit increases
- ☐ Tuition assistance
- ☑ Bonus
- ☑ PTO / Sick / Vacation
- ☑ COLA adjustments
- ☑ Retirement Plan / Profit Sharing / 401(k)
- ☐ 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: ____________

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: TBD			
Employer Contribution (annual premium per employee):	TBD	Company:	100%
Employee Contribution (annual premium per employee)	TBD	Employee:	0%
Total Annual Premium:	$0		

[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.

Kevin Raddatz
Name of person authorized for signature

Signature

President
Title

June 19, 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

Site Selection Factors

Company Name: Western Steel Service Center, LLC County: Lyon

Section 1 - Site Selection Ratings

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

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

The Nevada tax abatement program is an important factor in Western Steel Service Center's decision to establish and expand its manufacturing operations in Fernley. As a capital-intensive advanced manufacturing project, the company is making a significant investment in land, buildings, specialized processing equipment, and workforce development. The abatements will help offset a portion of the substantial upfront costs associated with launching a new manufacturing facility, allowing the company to accelerate capital investment, hire additional Nevada employees, and deploy advanced production equipment sooner than would otherwise be possible.

The program also improves the long-term financial viability and competitiveness of the project during its critical startup and growth phases. By reducing initial operating costs, the abatements enable Western Steel Service Center to dedicate additional resources toward workforce expansion, operational growth, and future manufacturing capabilities, including the planned addition of utility pole manufacturing beginning in 2027. The company's investment will strengthen Nevada's advanced manufacturing sector, support regional utility and infrastructure projects, create high-quality skilled jobs, and generate lasting economic benefits for the state. Western Steel Service Center is committed to building a long-term manufacturing presence in Nevada, and the abatement program is a significant component in making that investment both feasible and sustainable.

5(A) Capital Equipment List

Company Name: Western Steel Service Center, LLC County: Lyon

Section 1 - 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
Pro Star PRS 400 HD Cutiing Machine			$832,750.00
Pro Star PRS 700 HD Dual Beam Cutting Machine			$998,500.00
Accurl 4-Axis CNC Press Brake Genius Pro B50660			$367,500.00
Accurl USA 59' x 4400T Tandem Press Brake			$2,685,040.00
TOTAL EQUIPMENT COST			**$4,883,790.00**

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: Western Steel Service Center, LLC County: Lyon

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

(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 - Lyon County	*(f)* Average Weekly Hours	*(g)* Annual Wage per Position	*(h)* Total Annual Wages
Plant and System Operators, All Other	51-8099	1	$57.70	$39.45	40	$120,016.00	$120,016.00
Bookkeeping, Accounting, and Auditing Clerks	43-3031	1	$38.47	$25.59	40	$80,017.60	$80,017.60
Heavy and Tractor-Trailer Truck Drivers	53-3032	2	$31.60	$29.88	40	$65,728.00	$131,456.00
Office and Administrative Support Workers, All Other	43-9199	1	$38.50	$23.99	40	$80,080.00	$80,080.00
Cutting, Punching, and Press Machine Setters, Operators, and Tenders, Metal and Plastic	51-4031	5	$31.60	$21.29	40	$65,728.00	$328,640.00
TOTAL		**10**	$35.59	**$25.52**			**$740,209.60**

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	17	$34.62	$1,224,163.20
4-Year	14	$34.62	$1,008,134.40
5-Year	7	$36.00	$524,160.00

* 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: LighcastTM 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: Western Steel Service Center, LLC County: Lyon

Total Number of Full-Time Employees:	10
Average Hourly Wage per Employee	$35.59
Average Annual Wage per Employee (implied)	$74,027.20

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

*Note: ***Please list only "In Network" for deducatble 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	TBD	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.

Kevin Raddatz
Name of person authorized for signature

Signature

President
Title

6/29/2026
Date

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

Company Name: Western Steel Service Center, LCC County: Lyon

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.

Kevin Raddatz
Name of person authorized for signature

Signature

President
Title

6/19/2026
Date

5(E) Company Information

Company Name: Western Steel Service Center, 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
Kevin Raddatz	President/Owner
Adrian McJunkin	Vice President/Owner

Section 2 - Company Affiliates and/or Subsidiaries

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

If Yes, continue below:

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

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

Name of Subsidiary or Affiliate Entity, Role and Legal Control Relationship
Western Utility Telecom Inc

Please include any additional details below:

Abatement Application Addendum (for internal use / information)

Company Name: Western Steel Service Center, LLC   County: Lyon

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:*

Western Steel Service Center is committed to being a long-term contributor to the Northern Nevada community through local hiring, workforce development, responsible manufacturing practices, and regional economic participation. The company intends to create skilled manufacturing and technical career opportunities in welding, fabrication, machining, logistics, and operations management while supporting Nevada's growing advanced manufacturing sector.

The company plans to prioritize local and regional procurement whenever practical and intends to establish relationships with Nevada-based vendors, contractors, and service providers to support ongoing operations and future expansion. Western Steel Service Center also intends to explore partnerships with local workforce development organizations, technical schools, and community colleges to support manufacturing training and skilled-trades development in Northern Nevada.

As a disabled-veteran-owned business, Western Steel Service Center values community engagement, workforce development, and long-term investment in the region. The company plans to support veteran employment opportunities and maintain a workplace culture focused on safety, professionalism, teamwork, and employee development.

Western Steel Service Center is also committed to operational efficiency and responsible resource utilization through the use of modern manufacturing equipment and production processes designed to improve material utilization, reduce waste, and support efficient regional distribution and transportation logistics.

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:*

Western Steel Service Center is committed to providing equal employment opportunities and maintaining a workplace that values professionalism, respect, safety, and inclusion. The company intends to recruit and hire employees based on qualifications, experience, work ethic, and operational needs while providing opportunities for advancement and skills development within the organization.

As operations expand in Nevada, the company plans to support workforce participation opportunities for veterans, skilled tradespeople, and individuals seeking long-term careers in manufacturing and industrial operations. Western Steel Service Center is committed to maintaining fair employment practices and fostering a positive work environment that supports employee growth, training, and long-term career development

Abatement Application Addendum (for internal use / information)

Company Name: Western Steel Service Center, LLC County: Lyon

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:*

Western Steel Service Center recognizes the importance of workforce development partnerships in supporting Nevada's growing advanced manufacturing and industrial economy. As the company expands operations in Northern Nevada, Western Steel Service Center intends to explore partnerships with local educational institutions, workforce development organizations, and technical training programs, including Truckee Meadows Community College (TMCC), the University of Nevada, Reno (UNR), and regional trade and apprenticeship programs.

The company anticipates ongoing demand for skilled employees in welding, fabrication, CNC machining, logistics, engineering support, and industrial operations. Partnerships with educational and workforce organizations will help support training opportunities, technical skills development, and long-term manufacturing career pathways for Nevada residents while strengthening the regional workforce pipeline for advanced manufacturing industries.

Western Steel Service Center believes collaboration with Nevada educational and workforce partners will support sustainable job growth, employee retention, and continued industrial development within the state.

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:*

TBD

Entity Information

Entity Information

Entity Name:

WESTERN STEEL SERVICE CENTER, LLC

Entity Number:

E54490162026-4

Entity Type:

Domestic Limited-Liability Company (86)

Entity Status:

Active

Formation Date:

01/15/2026

NV Business ID:

NV20263511251

Termination Date:

Annual Report Due Date:

1/31/2027

Compliance Hold:

Series LLC:

☐ **Restricted LLC:** ☐