NEVADA GOVERNOR'S OFFICE OF ENERGY

600 E William St #200
Carson City, NV 89701

Joe Lombardo
Governor

James Humm
Director
Jake Herzik
Deputy Director

MINUTES
Of the Renewable Energy Tax Abatement Hearing of the GOVERNOR'S OFFICE OF ENERGY

AFN 26-0806SPV
Southern Bighorn II Solar Energy and Battery Project
425LM 8ME LLC

The Governor's Office of Energy held a public meeting on October 28, 2026, beginning at 2:00 PM at the following location:

Via Videoconference – Microsoft Teams
Meeting ID: 249 474 541 215 14
Passcode: ZsLK9jh

Via Phone:
Conference Call Number: 775-321-6111
Phone Conference ID: 938 441 19#

Present at the hearing:
James Humm, Director of the Governor's Office of Energy
Jake Herzik, Deputy Director of the Governor's Office of Energy
Marjorie Hilke, Energy Program Manager, Governor's Office of Energy
Leah Touchstone, Management Analyst III, Governor's Office of Energy
Karen Garcia, Administrative Assistant IV, Governor's Office of Energy
Mary Huck, Senior Deputy Attorney General, State of Nevada Attorney General Office
Thomas Walusek, Senior Management Analyst, Clark County, Nevada
John Redlingshafer, Senior Tax Counsel, 425 LM 8ME LLC
Kathryn Bohn, Avantus
Eva Milstein-Touesnard, Avantus

Call to order:
The meeting was called to order at 2:00 PM by Director James Humm. Director Humm stated that this was a hearing on the merits of the application for partial abatement of property taxes and sales and use taxes originally filed by 425LM 8ME LLC, on August 6, 2026. Application filing number 26-0806SPV. This is an application for a 100 MW solar photovoltaic facility, coupled with a 100 MW 4-hour battery energy storage system, located on the Moapa River Reservation in Clark County, NV.

Appearances of Parties:
Director Humm: Please introduce yourself for the record.

John Hart Redlingshafer: John Hart Redlingshafer on behalf of the applicant

Overview of Procedure:
Director Humm: We will begin by entering the application materials received before today's hearing into the record. The applicant will then introduce their first witness to swear in. The applicant may move for entry of their witness's written direct testimony at this time. At this time, I may also ask the witness additional questions.

Marking and Introductions of Exhibits:
Director Humm: Entered the papers received before the hearing into the record:
Notice of Public Hearing, dated September 25, 2026, Exhibit A; A redacted application as filed with the Governor's Office of Energy on August 6, 2026, Exhibit B; Fiscal Impact of the partial abatement of property tax as required by NRS 701A.375-1 by the Nevada Department of Taxation, received on September 8, 2026, Exhibit C; Fiscal Impact of the partial abatement of sales and use tax as required by NRS 701A.375-1 by the Nevada Department of Taxation, received on August 10, 2026, Exhibit D; Fiscal Impact of the partial abatement as provided by the Governor's Finance Office, required by NRS 701A.375-1, received on September 3, 2026, Exhibit E.

Applicant's Direct Witness:
Director Humm: The applicant may now introduce its first witness. John Hart Redlingshafer.

Director Humm: Please state and spell your name for the record name and raise your right hand.

John Hart Redlingshafer: John Hart Redlingshafer .

Director Humm: Do you swear of affirm, under penalty of perjury, to tell the truth, the whole truth, and nothing but the truth?

John Hart Redlingshafter: Yes, sir.

Director Humm: It is my understanding that you're appearing as both council and witness. Is that correct?

John Hart Redlingshafer: That is correct.

Director Humm: I would like to ask you a few questions prior to you entering your testimony.

John Hart Redlingshafer: Yes, sir.

Director Humm: By whom are you employed and what is your position?

John Hart Redlingshafer: I am employed by the entity 425LM 8ME LLC as a Senior Tax Counsel.

Director Humm: Who are you representing today?

John Hart Redlingshafer: I am representing the applicant entity which is 425LM 8ME LLC.

Director Humm: Have you reviewed a copy of your direct testimony?

John Hart Redlingshafer: Yes, sir.

Director Humm: Do you have any corrections or amendments you would like to make?
John Hart Redlingshafer: Not at this time, sir.

Director Humm: If you were asked the same questions today, would your answers still be the same?

John Hart Redlingshafer: Yes, sir.

Director Humm: Would you like to enter your prepared testimony into the record?

John Hart Redlingshafer: Yes, sir.

Director Humm: Mr. Redlingshafer's prepared testimony will now be marked as Exhibit F.

Applicants Direct Evidence:
Director Humm: Is there anything else the applicant would like to submit as evidence in this matter at this time during the hearing?

John Hart Redlingshafer: No, sir.

Questions for Witness:
Director Humm: As there are no additional exhibits, we'll leave that as the record. Mr. Redlingshafer, if you would can you give us an overview of the project? We've read all the documents and reviewed everything in detail but I think it would be good if you kind of gave us some quick background on the project and kind of what all it does. What the intentions are hiring, capital investment everything? Thank you.

John Hart Redlingshafer: Yes, thank you for your time today. The applicant for the RETA in this case is the smaller of the two projects. Southern Bighorn II it is a solar generation and energy storage technology project. Consisting of 100 MW AC of solar PV production that is paired with a 400 MW hour battery system. This project has three primary contractors which will be providing services to construct the first of which is McCarthy Building Companies Incorporated. They will be the primary contractor for the solar production facility. Separately, we have Dashiell Corporation. They are the primary contractor for the high voltage installation and construction. That's more of the assets which will interconnect with the grid. Finally, the third major contractor is LG Energy Storage Vertech and they are the battery storage container supplier and manufacturer. During the construction period, the company intends to employ approximately 300 construction workers and of those 300, a minimum of 150 will be Nevada residents. Does that give you enough of a picture Director Humm?

Director Humm: Thank you Mr. Redlingshafer, I appreciate that. I think that's super helpful for us and also gets read into the record.

Close Evidentiary Phase:
Director Humm: Given that was the only question I had and as we've reviewed quite extensively the application, the background, the testimony, myself, and the team as well as our counsel. That will include the evidentiary phase of this hearing.

State Findings on Record:
Director Humm: I will now state my findings based on the reasonable evidence presented in this matter.

(1) As to subsection (1) of NRS 701A.360, I find the Applicant intends to locate a wholesale facility for the generation of electricity from renewable energy in this State;

(2) As to subsection (2) of NRS 701A.360, I find the facility will not be owned, operated, leased, or controlled by a government agency;

(3) As to subsection (1)(b) of NRS 701A.365, I find the facility is registered pursuant to the laws of this State or the Applicant commits to obtain a valid business license and all other permits required by the

county, city or town in which the facility operates;

(4) As to subsection (1)(c) NRS 701A.365, I find that no funding is or will be provided by any governmental entity in this State for the acquisition, design or construction of the facility or for the acquisition of any land therefor, except as provided for in statute;

(5) As to subsection (1)(d)(1) of NRS 701A.365, I find there will be 75 or more full-time employees working on the construction of the facility during the second quarter of construction, including at least 50 percent who are residents of Nevada;

(6) As to subsection (1)(d)(2) of NRS 701A.365, I find the facility will require the Applicant to make a capital investment of at least $10,000,000 in this State in capital assets that will be retained at the location of the facility until at least 5 years after the abatement becomes effective;

(7) As to subsection (1)(d)(3) of NRS 701A.365, I find the average hourly wage that will be paid by the facility to its employees in this State is at least 110 percent of the average statewide hourly wage, excluding management and administrative employees, as established by the Employment Security Division of the Department of Employment, Training and Rehabilitation on July 1 of each fiscal year;

(8) As to subsection (1)(d)(4) of NRS 701A.365, I find the average hourly wage of the employees working on the construction of the facility will be at least 175 percent of the average statewide hourly wage, excluding management and administrative employees, as established by the Employment Security Division of the Department of Employment, Training and Rehabilitation on July 1 of each fiscal year;

(9) As to subsection (1)(d)(4) of NRS 701A.365, I further find the employees working on the construction of the facility will be provided a health insurance plan that is provided by a third-party administrator and includes health insurance coverage for dependents of the employees, and the cost of the benefits provided to the employees working on the construction of the facility will meet the minimum requirements for benefits established by regulation;

(10) As to subsection (1)(f) of NRS 701A.365, I find the financial benefits that will result to this State from the employment by the facility of the residents of this State and from capital investments by the facility in this State will exceed the loss of tax revenue that will result from the abatement;

(11) As to subsection (1)(g) of NRS 701A.365, I find the facility is consistent with the State Plan for Economic Development developed by the Executive Director of the Office of Economic Development; and

(12) Finally, as to subsection (2) of NRS 701A.365, I find the application was deemed approved by the Clark County Board of County Commissioners.

Approval of Abatement:
Director Humm: Based on these findings, I conclude that the Bighorn II Solar Energy and Battery Project satisfy or exceeds all the applicable statutory requirements for a partial abatement of both local sales and use taxes and the taxes imposed pursuant to chapter 361 of NRS. I therefore grant the application pursuant to Chapter 701A of NRS. I will issue a written Findings of Fact, Conclusions of Law, and Order not later than 10 business days after the hearing concludes.

Once the Order is issued, the Applicant must execute a Renewable Energy Tax Abatement Agreement with the Nevada Governor's Office of Energy, as required in subsection (1)(a) of NRS 701A.365. By entering the Agreement, the Applicant agrees that the facility will, after the abatement becomes effective, continue in operation in this State for at least 10 years and will continue to meet the eligibility requirements for the abatement. The Agreement also binds successors in interest to the facility for the specified period. I will issue a certificate of eligibility for the abatement only after the Agreement is executed.

Director Humm: Are there any questions?

John Hart Redlingshafer: Not at this time

Director Humm: Thank you and I just want to say thank you again for your investment into the state, into everybody that you'll be hiring, providing terrific jobs, an influx of capital into the state and certainly it's very important to continue to add these renewable energy projects. We thank you and the team again. Thank you for working with our team getting things to us for our review on a timely manner. As always, thank you to the GOE team Marjorie, especially Leah and Amber who couldn't join us today. Thank you again for all of your efforts on this and of your heart.

Director Humm: Adjournment at 2:13 PM