

**NOTICE OF CONSIDERATION AND POSSIBLE APPROVAL OF  
TAX ABATEMENT AGREEMENT**

NOTICE IS HEREBY GIVEN that, in accordance with Texas Government Code, Chapter 551 (known as the Open Meetings Act), as amended, and in accordance with Texas Tax Code, Section 312.207(c) and (d), the Commissioners Court of Anderson County, Texas will consider the possible approval of a tax abatement agreement at its regularly scheduled meeting on **December 12, 2022, at 10:00 a.m.** at the Anderson County Courthouse Annex, 703 N. Mallard St., Palestine, Tx 75801, in the County Courtroom.

The proposed tax abatement agreement concerns the following:

The application for tax abatement submitted by Alwest Power LLC on October 12, 2022 regarding a proposed energy storage facility and associated improvements which may be developed in an existing reinvestment zone known as the "Anderson County Reinvestment Zone - Alwest" designated as such by Order of the Anderson County Commissioners Court on March 8, 2021 (attached hereto) for tax abatement purposes.

General Description of the Real Property in the Reinvestment Zone:

Anderson CAD Parcel ID: 84587  
Owner: Alwest Power LLC  
A0153 BENNETT, D W BLOCK 546B TRACT 4A

General Description of the Nature of the Improvements:

Applicant, Alwest Power LLC, proposes to build a 200 Mega-watt energy storage facility (the "Project") with a contemplated location in Anderson County and within the boundaries of Neches Independent School District. The installed energy storage facility has an estimated taxable value of \$120,000,000.00.

FILED FOR RECORD  
at 10:33 o'clock A M.

NOV 01 2022

By [Signature] Deputy  
County Clerk, Anderson County, Texas

This Notice is hereby posted this 1  
day of November, 2022.

[Signature]  
Hon. Robert Johnston  
Anderson County Judge

Attest: [Signature]  
Deputy County Clerk



**Anderson County, Texas**  
**TAX ABATEMENT APPLICATION**

Name of Company: Alwest Power LLC

Address: 1412 AN County Road 365, Palestine, Texas 75801

Address: (mailing address, if different)

5850 San Felipe Road, Suite 601  
Houston, Texas 77057

Phone: (832) 656-0925 Contact Person: Robert Moore, Castleman Power Development  
LLC

Date of Application: 10/12/2022

- I. List kind, number, and location of all proposed improvements of the property, both real and personal, and list the owner of these proposed improvements (attach an additional sheet if necessary):

200 MW energy storage facility (power plant)

- II. Attach to this application:

- (A) A map showing current uses and conditions of real property;  
(B) A map showing proposed improvements and uses.

Use a copy of the **Anderson County Appraisal District** map of the proposed location as the base map. This is available from the office at 801 N Perry Street, Palestine, Texas. The Records Department will assist company in locating the map. There will be a minimal charge. Phone number: (903) (903) 723-2949

See maps;  
attachment

III. Legal Description of Site:

A0153 BENNETT, D W BLOCK 546B TRACT 4A

IV. Company plans to invest \$ 120,000,000, in real property and \$ 1,000,000 in personal property improvements prior to 12/31/2025 NOTE: According to Sec. 312.204 of the Tax Code of the State of Texas, **inventory and supplies cannot be abated.**

V. Company plans to create 5 (number) new full-time jobs or increase total annual payroll by \$ 750,000 prior to 12/31/25 (date). Average hourly wage for existing employees \$ 50/hr . Average hourly wage for new jobs \$ 50/hr . Current number of employees as of this date is 0 (or) current annual payroll excluding principals as of this date is \$ . \_\_\_\_\_

VI. Please list the number of employees and salary of each with current location of existing jobs if they will be moved to a new location in Palestine:  
None; these will be new jobs that will be created

VII. The current taxable value of the property of the Company in Palestine is:

Real Estate: \$ 19,956

Personal Property: \$ 0.00

Total: \$ 19,956

VIII. If not for this abatement, this expansion (circle one):

Will not occur

Will be built in

Will be built anyway

Is likely to occur; abatement will help to finance for the project and increase the likelihood that the project will be constructed in Anderson County

IX. Anderson County, Texas is subject to the Texas Public Information Act. Pursuant to Sec. 312.003 of the Tax Code of the State of Texas, information that is provided to a taxing unit in connection with an application or request for tax abatement under this chapter and that describes the specific processes or business activities to be conducted or the equipment or other property to be located on the property for which tax abatement is sought is confidential and not subject to public disclosure until the tax abatement agreement is executed. Information (including supplemental

documentation) in the custody of a taxing unit after the agreement is executed is not confidential under this section.

Also, Anderson County, Texas must provide certain information such as the proposed investment in improvements and projected number of jobs to be created to the other taxing entities prior to the public hearing for a tax abatement. The location of the property being considered for tax abatement is also published in the newspaper prior to consideration of an abatement for that site.

You may be required to submit documentation which acknowledges that the individual below is authorized to sign on behalf of the company applying for tax abatement.



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Signature of Individual Completing Application

Gerardo Manalac, President, Castleman Power Development LLC

Official Title

10/12/22

Date

You will receive a written response to your application for tax abatement. Should you have any questions, please contact:

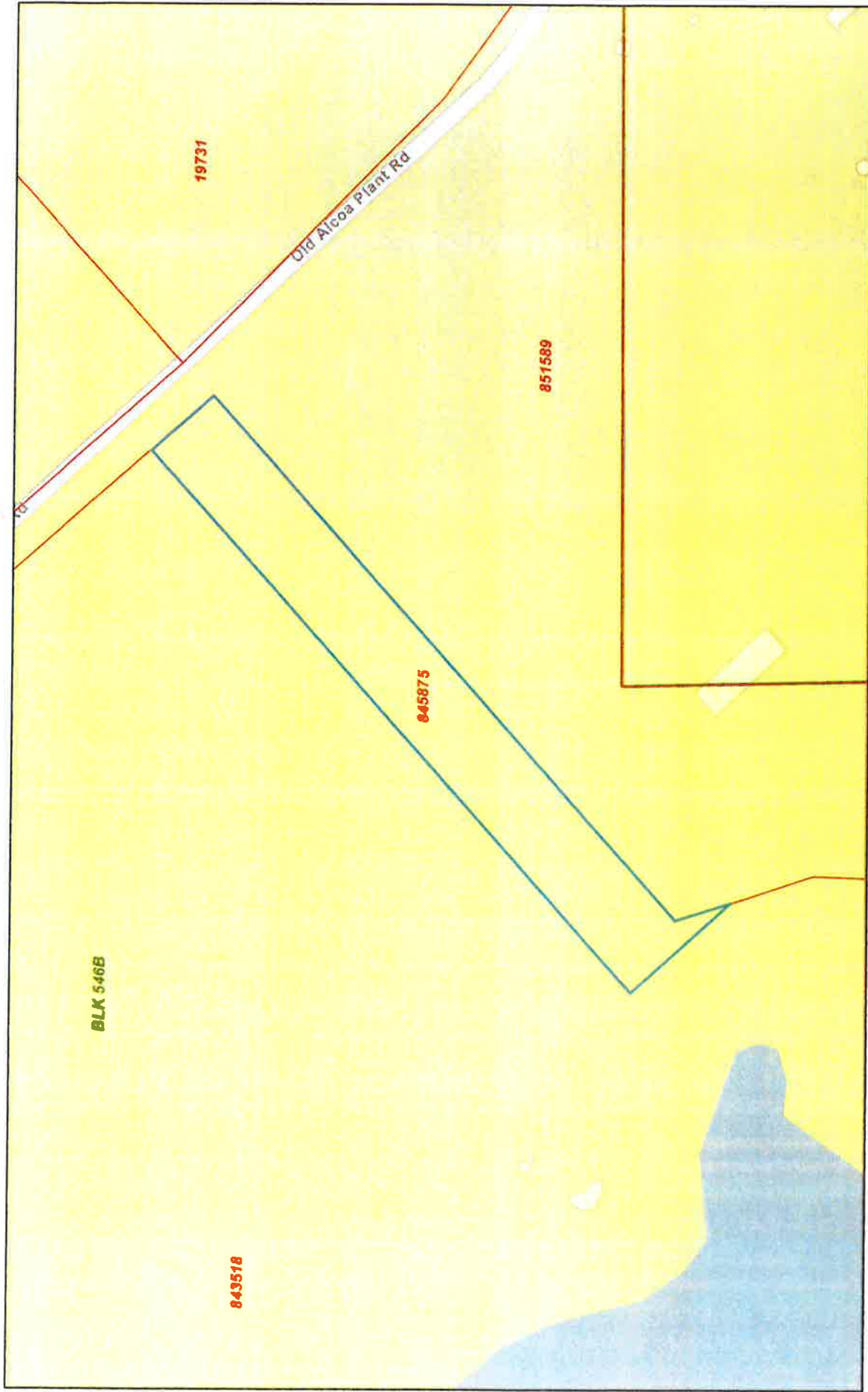
Judge Robert Johnston  
Anderson County Judge  
Anderson County Annex  
703 N Mallard  
Palestine, TX 75801  
PHONE (903) 723-7403  
FAX (903) 903-723-7494

FILED FOR RECORD  
at 10:35 o'clock A M.

NOV 01 2022



MARK STAPLES  
County Clerk, Anderson County, Texas  
By Ykn Deputy

# Anderson CAD Web Map



11/20/2020, 10:16:47 AM

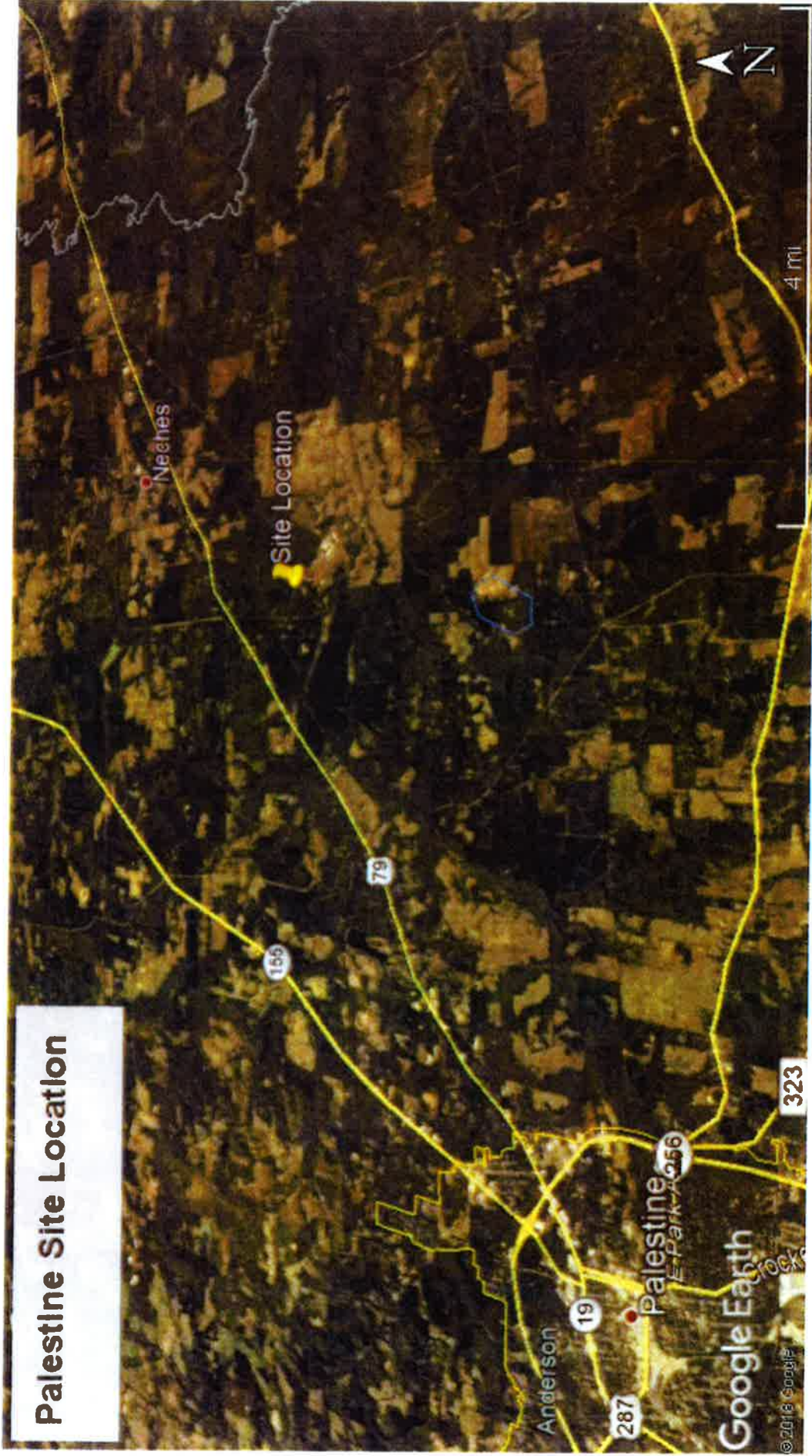
1:4,514

-  Blocks
-  Parcels



Esri Community Maps Contributors, Texas Parks & Wildlife,  
Anderson County Appraisal District, BIS Consulting - www.bisconsulting.com  
It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.





**Robert Johnston**

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**From:** Lesa Lambright  
**Sent:** Thursday, September 29, 2022 3:01 PM  
**To:** Robert Johnston  
**Subject:** FW: No Zoning for Castleman Power Development Site

**From:** Robert Moore <robert@castlemanpower.com>  
**Sent:** Thursday, September 29, 2022 2:56 PM  
**To:** Lesa Lambright <llambright@co.anderson.tx.us>  
**Subject:** No Zoning for Castleman Power Development Site

Les,

As discussed, please affirm that no zoning is required in Anderson County for the Castleman Power Development project which is located on County Road 365.



Outlined in yellow below.



Thank-you,

**Robert Moore**  
**Managing Director**  
**Castleman Power Development LLC**  
**832-656-0925**