



Jeff Dyer <jdyer@iolaisd.net>

TeraFab AI,LLC- Iola ISD – Phase 1-4 Acceptance

3 messages

JETI Apps <JETI.Apps@cpa.texas.gov>

Wed, May 27, 2026 at 8:38 AM

To: Tabita Collazo <Tabita.Collazo@cpa.texas.gov>, "J. Ryan Simpson" <James.Simpson@spacex.com>, "bucky.brannen@bracewell.com" <bucky.brannen@bracewell.com>, "jdyer@iolaisd.net" <jdyer@iolaisd.net>, Adriana Cruz <Adriana.Cruz@gov.texas.gov>, Derrick Atuahene <derrick.atuahene@gov.texas.gov>, Gene Cervenka <Gene.Cervenka@gov.texas.gov>, JETI <JETI@gov.texas.gov>, Jimmy Anderson <jimmy.anderson@gov.texas.gov>, Larry McManus <Larry.McManus@gov.texas.gov>, Lauren McCullough <lauren.mccullough@gov.texas.gov>, Melissa Avelino <melissa.avelino@gov.texas.gov>, Terry Zrubek <Terry.Zrubek@gov.texas.gov>, Thomas Butterfield <Thomas.Butterfield@gov.texas.gov>, "william.jackson@gov.texas.gov" <william.jackson@gov.texas.gov>

Cc: Desiree Caufield <Desiree.Caufield@cpa.texas.gov>, Sandra Kage <Sandra.Kage@cpa.texas.gov>, JETI Apps <JETI.Apps@cpa.texas.gov>, Jane Hasselberg <Jane.Hasselberg@spacex.com>, Stephan Zaparolli <Stephan.Zaparolli@cpa.texas.gov>, Nayla Gonzalez <Nayla.Gonzalez@cpa.texas.gov>

Good Morning,

These applications have been accepted and assigned the application numbers.

Iola Phase 1 Application J0039

Iola Phase 2 Application J0040

Iola Phase 3 Application J0041

Iola Phase 4 Application J0042

Our office is currently reviewing the application for required revisions. Once our analysis has concluded revision requests will be provided via email to the application contacts.

When all required revisions have been received and processed our office will notify all contacts that the application is considered administratively complete. After completeness our office will then issue a recommendation within the statutorily required 60 day period.

Have a nice day,

Tabita Collazo

Senior Research Analyst- JETI Team Lead

Economic Development & Local Government

Data Analysis & Transparency Division

Texas Comptroller of Public Accounts

111 East 17th Street, Room 427

Austin, Texas 78774

Phone: (512) 475-5626

tabita.collazo@cpa.texas.gov

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Jeff Dyer <jdyer@iolaisd.net>
To: Alec Pointer <apointer@iolaisd.net>

Wed, May 27, 2026 at 9:22 AM

Some of the JETI application is complete.

JD

[Quoted text hidden]

JETI <JETI@gov.texas.gov>

Wed, Jun 3, 2026 at 10:51 AM

To: JETI Apps <JETI.Apps@cpa.texas.gov>, Tabita Collazo <Tabita.Collazo@cpa.texas.gov>, "J. Ryan Simpson" <James.Simpson@spacex.com>, "bucky.brannen@bracewell.com" <bucky.brannen@bracewell.com>, "jdyer@iolaisd.net" <jdyer@iolaisd.net>, Adriana Cruz <Adriana.Cruz@gov.texas.gov>, Derrick Atuahene <derrick.atuahene@gov.texas.gov>, Gene Cervenka <Gene.Cervenka@gov.texas.gov>, JETI <JETI@gov.texas.gov>, Jimmy Anderson <jimmy.anderson@gov.texas.gov>, Larry McManus <Larry.McManus@gov.texas.gov>, Lauren McCullough <lauren.mccullough@gov.texas.gov>, Melissa Avelino <melissa.avelino@gov.texas.gov>, Terry Zrubek <Terry.Zrubek@gov.texas.gov>, Thomas Butterfield <Thomas.Butterfield@gov.texas.gov>, William Jackson <William.Jackson@gov.texas.gov>
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Good Morning Tabita,

Confirming receipt. Thank you!

Thomas A. Butterfield

Associate Administrator

Economic Development & Tourism

Office of Governor Greg Abbott

1100 San Jacinto, 3rd Floor | Austin, TX 78701

(512) 936-0250 | thomas.butterfield@gov.texas.gov

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From: JETI Apps <JETI.Apps@cpa.texas.gov>

Sent: Wednesday, May 27, 2026 8:39 AM

To: Tabita Collazo <Tabita.Collazo@cpa.texas.gov>; J. Ryan Simpson <James.Simpson@spacex.com>; bucky.brannen@bracewell.com; jdye@iolaisd.net; Adriana Cruz <Adriana.Cruz@gov.texas.gov>; Derrick Atuahene <derrick.atuahene@gov.texas.gov>; Gene Cervenka <Gene.Cervenka@gov.texas.gov>; JETI <JETI@gov.texas.gov>; Jimmy Anderson <jimmy.anderson@gov.texas.gov>; Larry McManus <Larry.McManus@gov.texas.gov>; Lauren McCullough <lauren.mccullough@gov.texas.gov>; Melissa Avelino <melissa.avelino@gov.texas.gov>; Terry Zrubek <Terry.Zrubek@gov.texas.gov>; Thomas Butterfield <Thomas.Butterfield@gov.texas.gov>; William Jackson <William.Jackson@gov.texas.gov>

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Subject: TeraFab AI,LLC- Iola ISD – Phase 1-4 Acceptance

[EXTERNAL SENDER] - Do not click on links or open attachments in unexpected messages.

[Quoted text hidden]



Jeff Dyer <jdyer@iolaisd.net>

TeraFab AI, LLC- Iola ISD – Phase 1-thru-4- Completeness corrections

5 messages

Tabita Collazo <Tabita.Collazo@cpa.texas.gov> Wed, May 27, 2026 at 10:09 AM
 To: "J. Ryan Simpson" <James.Simpson@spacex.com>, Tabita Collazo <Tabita.Collazo@cpa.texas.gov>, Stephan Zaporolli <Stephan.Zaporolli@cpa.texas.gov>, Ben Lancaster <Benjamin.Lancaster@spacex.com>, "bucky.brannen@bracewell.com" <bucky.brannen@bracewell.com>, "jdyer@iolaisd.net" <jdyer@iolaisd.net>, Nayla Gonzalez <Nayla.Gonzalez@cpa.texas.gov>
 Cc: Desiree Caufield <Desiree.Caufield@cpa.texas.gov>, Sandra Kage <Sandra.Kage@cpa.texas.gov>, JETI Apps <JETI.Apps@cpa.texas.gov>, Jane Hasselberg <Jane.Hasselberg@spacex.com>

Good morning,

I am processing JETI Applications J0039 – J0042 (Iola, phases 1-4) submitted by TeraFab AI, LLC.

The following items require revision or further clarification:

1. Company Information

- a. Form of Business need to updated to legal and tax structure like LLC, Sole proprietorship, Inc, etc

Company information	
Company Legal Name	Space Exploration Technologies Corp
Federal Taxpayer ID	NAICS Code
10106276719	334413
Primary Activity	
Manufacturing Facility	
Form of Business	Called on Tax Payment to the State of Texas?
Manufacturing Facility	Yes

2. Authorized School District Consultant

- a. It may be beneficial for the district to consider engaging a consultant to support the application process, if there is a consultant, please list.

3. Taxing Entities

- a. The tax rates provided on the application must match the tax rates listed on the Economic Benefit Statement (EBS). Please correct one of these to reflect the tax rates for the entities listed.
- b. Grimes ESD #1 is missing and the taxing rates don't match what is listed on the application.

Estimated Ad Valorem Taxes Imposed by Each Taxing Unit on the Investment

The prospective site is located in Grimes County subject to the following property tax rates:

Table 4 Taxing Units and Tax Rates (Per \$100 of Taxable Value) at Proposed Site			
City:	N/A		0.000000
County:	Grimes County		0.423077
School:	Iola ISD		0.854400
		M&O Rate:	0.66420
		I&S Rate:	0.19020
Spec Dist #1:	Grimes ESD #1		0.015534
Total Rate			1.293011

Taxing Entities

Entity Type	Entity Name	Tax Rate	Percentage
County	Grimes	0.412	100
M&O (ISD)	Iola ISD	0.5981	100
I&S (ISD)	Iola ISD	0.2563	100

4. Project Description and Eligible Property

- a. The description does not provide adequate information for our office to distinguish the individual phases. Additionally, per §9.5000(3)(A) eligible projects included construction of manufacturing facilities, as classified in NAICS 31-33. Please submit project descriptions that conform to this requirement.
- b. Per the Eligible Property list submitted, each phase will require the same eligible property, but each capital investment is the different, can you explain the discrepancy?

c. Add a statement that states there are 8 individual applications, 4 in Iola and 4 in Anderson-shiro and each are has individual eligible property.

5. Ineligible Property

a. This section must list all the existing property inside this applications project boundary. Also, a map must be provided showing where all the existing property lies within the boundary. If there is no existing property, please include a statement stating "There is not existing property inside the project boundary within Iola/Anderson-shiro ISD"

6. Schedule A and Schedule B

a. Iola phase 1 the capital investment on Schedule A does not match Table 2 of the EBS, please correct.

Tax Year	Column A: Planned Investment	Column B: New Eligible Investment	Column C: Total Investment
2025	\$46,433,248	\$30,764,752	\$76,500,000
2027	\$1,393,290,309	\$905,052,891	\$2,298,133,700
2028	\$1,998,928,351	\$1,569,928,351	\$3,197,856,702
		Total Investments	\$5,172,609,452

Table 2 Total Capital Investment and Employment	
Total Capital Investment	\$6,434,783,000
Total Employment	383

b. Iola phase 4 the capital investment listed on Schedule A does not match Table 2 of the EBS, please correct.

used capital investment and total employment will be as follows:

Year	Column A: Planned Investment	Column B: New Eligible Investments	Column C: Total Investment
035	\$2,832,513,867	\$1,843,292,533	\$4,672,936,400
036	\$3,045,674,511	\$1,978,664,589	\$5,022,738,600
		Total Investments	\$9,695,645,000

Table 2 Total Capital Investment and Employment	
Total Capital Investment	\$15,619,355,000
Total Employment	617

7. Compelling Factor Uploaded Documents

- a. From the information submitted you still need to show that both sites in Texas and the alternative site are in the same planning stage, therefore I suggest a timeline with supporting documentation as proof. The accepted documents for this can be found on the JETI FAQ page.
- b. In the public facing side please provide a sentence that states additional information was provided confidentially.
- c. Answer the following question: *Per Texas Government Code §2275.0102(a) A governmental entity may not enter into a contract or other agreement relating to critical infrastructure in this state with a company: (2) if the governmental entity knows that the company is: (A) owned by or the majority of stock or other ownership interest of the company is held or controlled by: (i) individuals who are citizens of China, Iran, North Korea, Russia, or a designated country; or (ii) a company or other entity, including a governmental entity, that is owned or controlled by citizens of or is directly controlled by the government of China, Iran, North Korea, Russia, or a designated country; or (B) headquartered in China, Iran, North Korea, Russia, or a designated country. (b) The prohibition described by Subsection (a) applies regardless of whether: (1) the company's or its parent company's securities are publicly traded; or (2) the company or its parent company is listed on a public stock exchange as: (A) a Chinese, Iranian, North Korean, or Russian company; or (B) a company of a designated country.*
- d. Please confirm that TeraFab IA, LLC and the parent company listed in the application, does not have stock or other ownership interest held or controlled by: (i) individuals who are citizens of China, Iran, North Korea, Russia, or a designated country; or (ii) a company or other entity, including a governmental entity, that is owned or controlled by citizens of or is directly controlled by the government of China, Iran, North Korea, Russia, or a designated country; or (B) headquartered in China, Iran, North Korea, Russia, or a designated country. If this cannot be confirmed please provide detailed corporate structure and ownership information for the applicant and the parent company.

This email correction request has been provided in lieu of sending a deficiency letter. Please review and submit a response as soon as possible. The application will now be unlocked, please submit all revision using eSystems. Also, please note I will be out of the office starting 5/28 and will return on 6/2, if you have any further questions, please contact Sandra Kage or Stephan Zapparolli.

Have a nice day,

Tabita Collazo

Senior Research Analyst- JETI Team Lead

Economic Development & Local Government

Data Analysis & Transparency Division

Texas Comptroller of Public Accounts

111 East 17th Street, Room 427

Austin, Texas 78774

Phone: (512) 475-5626

tabita.collazo@cpa.texas.gov

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From: J. Ryan Simpson <James.Simpson@spacex.com>
Sent: Tuesday, May 26, 2026 5:03 PM
To: Tabita Collazo <Tabita.Collazo@cpa.texas.gov>; Stephan Zaporolli <Stephan.Zaporolli@cpa.texas.gov>; Ben Lancaster <Benjamin.Lancaster@spacex.com>; bucky.brannen@bracewell.com; jdye@iolaisd.net; Nayla Gonzalez <Nayla.Gonzalez@cpa.texas.gov>
Cc: Desiree Caufield <Desiree.Caufield@cpa.texas.gov>; Sandra Kage <Sandra.Kage@cpa.texas.gov>; JETI Apps <JETI.Apps@cpa.texas.gov>; Jane Hasselberg <Jane.Hasselberg@spacex.com>
Subject: RE: TERA FAB (JETI) Application Review (Iola ISD) – Phase 1-thru-4 (Revised Submission)***
Importance: High

CAUTION: This email originated from outside of the Texas Comptroller's email system.
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Hello Tabita,

I hope you're having a fantastic day, and all requested revisions have been implemented and resubmitted within all Iola ISD JETI applications. I appreciate all your guidance throughout this continued process and let me know if you need anything else on our end in order to facilitate a complete application designation by your office. Have a great rest of your day as well!

Best Regards,

J. Ryan Simpson, MBA
Manager, Property Tax (Complex) | 310.806.5862
1 Rocket Road | Hawthorne | CA | 90250
James.Simpson@spacex.com | www.spacex.com

SPACEX

From: Tabita Collazo <Tabita.Collazo@cpa.texas.gov>
Sent: Monday, May 25, 2026 11:48 AM
To: J. Ryan Simpson <James.Simpson@spacex.com>; Stephan Zaporolli <Stephan.Zaporolli@cpa.texas.gov>; Ben Lancaster <Benjamin.Lancaster@spacex.com>; bucky.brannen@bracewell.com; jdye@iolaisd.net; Nayla Gonzalez <Nayla.Gonzalez@cpa.texas.gov>
Cc: Desiree Caufield <Desiree.Caufield@cpa.texas.gov>; Sandra Kage <Sandra.Kage@cpa.texas.gov>; JETI Apps <JETI.Apps@cpa.texas.gov>; Jane Hasselberg <Jane.Hasselberg@spacex.com>
Subject: RE: TERA FAB (JETI) Application Review (Iola ISD) – Phase 1-thru-4 (Revised Submission)***

Good afternoon,

The following items require revision or further clarification before we can accept the application:

1. For the proof of payment to the ISD, can you provide the payment made to the ISD. This can be something like the wire transfer or copy of the check.
2. For all confidential information submitted, you must attach a cover sheet marked "Confidential" with the legal justification. This cover sheet is missing for the legal description and compelling factors for all the applications.
3. The Naic code listed on the wage portion is incorrect.

Please submit all corrections to the application in eSystems. After this the email is sent the application will be unlocked.

Tabita Collazo

Senior Research Analyst- JETI Team Lead

Economic Development & Local Government

Data Analysis & Transparency Division

Texas Comptroller of Public Accounts

111 East 17th Street, Room 427

Austin, Texas 78774

Phone: (512) 475-5626

tabita.collazo@cpa.texas.gov

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From: J. Ryan Simpson <James.Simpson@spacex.com>

Sent: Friday, May 22, 2026 9:09 PM

To: Stephan Zaporolli <Stephan.Zaporolli@cpa.texas.gov>; Ben Lancaster <Benjamin.Lancaster@spacex.com>; bucky.brannen@bracewell.com; jdyer@iolaisd.net; Nayla Gonzalez <Nayla.Gonzalez@cpa.texas.gov>

Cc: Desiree Caufield <Desiree.Caufield@cpa.texas.gov>; Tabita Collazo <Tabita.Collazo@cpa.texas.gov>; Sandra Kage <Sandra.Kage@cpa.texas.gov>; JETI Apps <JETI.Apps@cpa.texas.gov>; Jane Hasselberg <Jane.Hasselberg@spacex.com>

Subject: TERAFAF (JETI) Application Review (Iola ISD) – Phase 1-thru-4 (Revised Submission)***

Importance: High

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Dear JETI Application Review Team,

Please find below TERAFAF AI, LLC's formal responses to the outstanding review comments and requested revisions associated with the Texas Jobs, Energy, Technology, and Innovation (JETI) Program applications for the *Iola Independent School District* phases referenced below.

In addition, revised application materials and supporting documentation have been prepared for supplemental submission and administrative review.

Iola ISD – Phase 1 & Phase 2

1. Parent Company / Applicant Clarification

- The JETI application materials have been revised to clarify that TERAFAI AI, LLC is a newly formed special-purpose entity established specifically in connection with the TERAFAI project and serves as the designated applicant entity for purposes of the JETI Program filings.

2. Mandatory School District Application Fee

- The required application fee documentation for Iola ISD has been uploaded and attached within the applicable eSystems JETI application filings.

3. Ineligible Property Section

- The Ineligible Property section has been revised to separately identify and distinguish non-qualifying property from the Eligible Property section in accordance with JETI application requirements.

4. Authorized Signatory – Richard Lee

- Richard Lee serves as Vice President of Tax and Treasurer of Space Exploration Technologies Corp. and is duly authorized to execute and sign the JETI application materials on behalf of the applicant. Due to system limitations within the JETI application portal restricting the number of listed company contacts, Mr. Lee was not separately reflected within the online contact fields.

5. Legal Description – Phase 1

- The requested revisions to the legal description of the real property have been completed and incorporated into the application materials. Additionally, duplicate information identified within the Phase 2 legal description section has been removed and corrected.

6. Project Boundary Maps

- The requested project boundary map revisions are currently being finalized and will be submitted upon completion.

Iola ISD – Phase 3 & Phase 4

7. Parent Company / Applicant Clarification

- The application has been revised to clarify that TERAFAI AI, LLC is the project-specific applicant entity established for the TERAFAI development.

8. Mandatory School District Application Fee

- Proof of payment and applicable application fee documentation for both Anderson-Shiro ISD and Iola ISD have been uploaded and attached to the respective JETI applications.

9. Ineligible Property Section

- The Ineligible Property section has been revised to properly distinguish non-qualifying property from eligible project property in accordance with statutory application requirements.

10. Maps

- The Maps section has been revised and updated and is prepared for review.

11. Limitation as a Compelling Factor (Phase 3)

- The “Limitation as a Compelling Factor” narrative has been revised and finalized for review in support of the application.

12. Authorized Signatory – Richard Lee

- Richard Lee, Vice President of Tax and Treasurer of Space Exploration Technologies Corp., which is an authorized officer of the company and is authorized to execute the application materials on behalf of the applicant entity.

13. Duplicate Documentation

- All duplicate materials previously identified within the “Required Documentation” section have been removed from the respective JETI applications.

We appreciate your time in reviewing the uploaded requested revisions and please let us know if there are any additional revisions, supplemental documentation requests, or clarification items required for continued processing and review of the applications.

Respectfully,

J. Ryan Simpson, MBA

Manager, Property Tax (Complex) | 310.806.5862

1 Rocket Road | Hawthorne | CA | 90250

James.Simpson@spacex.com | www.spacex.com



Jeff Dyer <jdyer@iolaisd.net>
To: Fred Stormer <Fred.Stormer@uwlaw.com>, Chris Grammer <chris@culwellconsulting.com>

Wed, May 27, 2026 at 10:14 AM

Have you received this information?

JD

[Quoted text hidden]

Fred Stormer <Fred.Stormer@uwlaw.com>
To: Jeff Dyer <jdyer@iolaisd.net>, Chris Grammer <chris@culwellconsulting.com>

Wed, May 27, 2026 at 10:25 AM

Hi Jeff – Terafab AI/SpaceX's attorney gave us the application numbers but we have not seen this. Thanks for sending and we'll follow up to make sure this info get's updated on the applications. They are also reviewing the additional information we need to include in the notice of the public hearings. They may be cutting this close to get us the recommendation in time to post the public hearing for a June 15 board meeting. If this get's pushed to next week by the Comptroller, we may need to have the public hearing during the June 18 board meeting.

W'll keep you posted and please do likewise.

Fred

[Quoted text hidden]

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NOT AN E-SIGNATURE: No portion of this email is an "electronic signature" and neither the author nor any client thereof will be bound by this e-mail unless expressly designated by the author as approved by the author's client as binding.

Brannen, Bucky <bucky.brannen@bracewell.com>

Wed, May 27, 2026 at 8:12 PM

To: Tabita Collazo <Tabita.Collazo@cpa.texas.gov>, "J. Ryan Simpson" <James.Simpson@spacex.com>, Stephan Zaporolli <Stephan.Zaporolli@cpa.texas.gov>, Ben Lancaster <Benjamin.Lancaster@spacex.com>, "jdyer@iolaisd.net" <jdyer@iolaisd.net>, Nayla Gonzalez <Nayla.Gonzalez@cpa.texas.gov>
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Tabita,

Many continued thanks for all your help. We're still updating the applications as requested, but see some initial answers below in red.

BUCKY BRANNEN

Partner

bucky.brannen@bracewell.com | [download v-card](#)

T: +1.214.758.1011 | F: +1.800.404.3970

BRACEWELL LLP

1445 Ross Avenue, Suite 3800 | Dallas, TX | 75202-2724

bracewell.com | [profile](#) | [LinkedIn](#) | [Twitter](#)

CONFIDENTIALITY STATEMENT

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From: Tabita Collazo <Tabita.Collazo@cpa.texas.gov>

Sent: Wednesday, May 27, 2026 10:09 AM

To: J. Ryan Simpson <James.Simpson@spacex.com>; Tabita Collazo <Tabita.Collazo@cpa.texas.gov>; Stephan Zaporolli <Stephan.Zaporolli@cpa.texas.gov>; Ben Lancaster <Benjamin.Lancaster@spacex.com>; Brannen, Bucky <bucky.brannen@bracewell.com>; jdyer@iolaisd.net; Nayla Gonzalez <Nayla.Gonzalez@cpa.texas.gov>

Cc: Desiree Caufield <Desiree.Caufield@cpa.texas.gov>; Sandra Kage <Sandra.Kage@cpa.texas.gov>; JETI Apps <JETI.Apps@cpa.texas.gov>; Jane Hasselberg <Jane.Hasselberg@spacex.com>

Subject: [EXTERNAL] TeraFab AI, LLC- Iola ISD – Phase 1-thru-4- Completeness corrections

Good morning,

I am processing JETI Applications J0039 – J0042 (Iola, phases 1-4) submitted by TeraFab AI, LLC.

The following items require revision or further clarification:

1. **Company Information**

- a. Form of Business need to updated to legal and tax structure like LLC, Sole proprietorship, Inc, etc. Applications updated to say "LLC" on each.

Company Information	
Company Legal Name	Space Exploration Technologies Corp
NAICS Code	334413
NAICS Code	334413
Property Activity	Manufacturing Facility
Form of Business	Manufacturing Facility
Current or Tax Payment to the State of Texas?	Yes

2. Authorized School District Consultant

a. It may be beneficial for the district to consider engaging a consultant to support the application process, if there is a consultant, please list. Fred Stormer will be added as IISD’s counsel. He’s cc’d here.

3. Taxing Entities

- a. The tax rates provided on the application must match the tax rates listed on the Economic Benefit Statement (EBS). Please correct one of these to reflect the tax rates for the entities listed. Will fix.
- b. Grimes ESD #1 is missing and the taxing rates don’t match what is listed on the application. Will fix.

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The prospective site is located in Grimes County subject to the following property tax rates:

City:	N/A		0.000000
County:	Grimes County		0.423077
School:	Iola ISD		0.854400
		M&O Rate:	0.66420
		I&S Rate:	0.19020
Spec Dist #1:	Grimes ESD #1		0.015534
Total Rate			1.293011

Taxing Entities

Entity Type	Entity Name	Tax Rate	Percentage
County	Grimes	0.412	100
M&O (ISD)	Iola ISD	0.5981	100
I&S (ISD)	Iola ISD	0.2563	100

4. Project Description and Eligible Property

- a. The description does not provide adequate information for our office to distinguish the individual phases. Each phase is currently planned to be essentially identical in scope, except that each additional phase will simply be an expansion of the prior phases for purposes of expanding the total manufacturing capabilities of the project. As the project is built, there will likely be differences between the phases for purposes of improving efficiency, manufacturing operations/quality, etc. But it’s far too early to predict those differences. Applicant intends to amend these applications in the future as needed to help delineate between the phases as they are built. Happy to discuss further.
- b. Additionally, per §9.5000(3)(A) eligible projects included construction of manufacturing facilities, as classified in NAICS 31-33. Please submit project descriptions that conform to this requirement. Project Description currently describes a semiconductor manufacturing facility, but we will update the description to more closely align with definitions of “Eligible Project” and the NAICS codes.
- c. Per the Eligible Property list submitted, each phase will require the same eligible property, but each capital investment is the different, can you explain the discrepancy? Applicant is still in the site-selection process, so the capex estimates are high-level good-faith estimates based on the current expected investment ramp. In actuality, there will likely be differences in construction efficiency, design efficiency, etc. between the phases. But it’s far too early in the planning process to provide better estimates.
- d. Add a statement that states there are 8 individual applications, 4 in Iola and 4 in Anderson-shiro and each are has individual eligible property. Will add.

5. Ineligible Property

a. This section must list all the existing property inside this applications project boundary. Also, a map must be provided showing where all the existing property lies within the boundary. If there is no existing property, please include a statement stating “There is not existing property inside the project boundary within Iola/Anderson-shiro ISD”
As we discussed on the phone, any existing improvements on the project site acquired by Applicant will be demolished upon acquisition. This includes what you’d typically expect on rural acreage, such as barns, existing residences, and similar types of structures that are in no way useable in connection with the Eligible Project. We will update the “Ineligible Property” description to reflect this same point.

6. Schedule A and Schedule B

a. Iola phase 1 the capital investment on Schedule A does not match Table 2 of the EBS, please correct. We will double check to confirm that the schedules match the EBS.

Schedule A			
Tax Year	Column A: Planned Investment	Column B: New Eligible Investments	Column C: Total Investment
2025	\$ 46,433,248	\$ 30,166,752	\$ 76,600,000
2027	\$ 1,283,290,309	\$ 90,352,841	\$ 2,996,133,250
2028	\$ 1,569,928,351	\$ 1,159,928,351	\$ 3,157,856,702
		Total Investments	\$ 5,512,669,992

Table 2 Total Capital Investment and Employment	
Total Capital Investment	\$6,434,783,000
Total Employment	383

b. Iola phase 4 the capital investment listed on Schedule A does not match Table 2 of the EBS, please correct. Will fix any discrepancies.

used capital investment and total employment will be as follows:

Schedule A			
Year	Column A: Planned Investment	Column B: New Eligible Investments	Column C: Total Investment
035	\$ 2,832,613,867	\$ 1,850,927,533	\$ 4,672,936,400
036	\$ 1,044,674,511	\$ 1,078,641,095	\$ 2,222,738,606
		Total Investments	\$ 9,695,645,000

Table 2 Total Capital Investment and Employment	
Total Capital Investment	\$15,619,355,000
Total Employment	617

7. Compelling Factor Uploaded Documents

- a. From the information submitted you still need to show that both sites in Texas and the alternative site are in the same planning stage, therefore I suggest a timeline with supporting documentation as proof. The accepted documents for this can be found on the JETI FAQ page. We intend to supplement the confidential submission tomorrow with this additional explanation as requested.
- b. In the public facing side please provide a sentence that states additional information was provided confidentially. Will add.
- c. Answer the following question: *Per Texas Government Code §2275.0102(a) A governmental entity may not enter into a contract or other agreement relating to critical infrastructure in this state with a company: (2) if the governmental entity knows that the company is: (A) owned by or the majority of stock or other ownership interest of the company is held or controlled by: (i) individuals who are citizens of China, Iran, North Korea, Russia, or a designated country; or (ii) a company or other entity, including a governmental entity, that is owned or controlled by citizens of or is directly controlled by the government of China, Iran, North Korea, Russia, or a designated country; or (B) headquartered in China, Iran, North Korea, Russia, or a designated country. (b) The prohibition described by Subsection (a) applies regardless of whether: (1) the company's or its parent company's securities are publicly traded; or (2) the company or its parent company is listed on a public stock exchange as: (A) a Chinese, Iranian, North Korean, or Russian company; or (B) a company of a designated country.*
 - i. We can confirm that Applicant will comply with 2275.0102(a).
- d. Please confirm that TeraFab IA, LLC and the parent company listed in the application, does not have stock or other ownership interest held or controlled by: (i) individuals who are citizens of China, Iran, North Korea, Russia, or a designated country; or (ii) a company or other entity, including a governmental entity, that is owned or controlled by citizens of or is directly controlled by the government of China, Iran, North Korea, Russia, or a designated country; or (B) headquartered in China, Iran, North Korea, Russia, or a designated country. If this cannot be confirmed please provide detailed corporate structure and ownership information for the applicant and the parent company. Confirmed.

[Quoted text hidden]

Tabita Collazo <Tabita.Collazo@cpa.texas.gov> Tue, Jun 2, 2026 at 4:45 PM
 To: "J. Ryan Simpson" <James.Simpson@spacex.com>, Stephan Zaporolli <Stephan.Zaporolli@cpa.texas.gov>, Ben Lancaster <Benjamin.Lancaster@spacex.com>, "bucky.brannen@bracewell.com" <bucky.brannen@bracewell.com>, "jdyer@iolaisd.net" <jdyer@iolaisd.net>, Nayla Gonzalez <Nayla.Gonzalez@cpa.texas.gov>
 Cc: Desiree Caufield <Desiree.Caufield@cpa.texas.gov>, Sandra Kage <Sandra.Kage@cpa.texas.gov>, JETI Apps <JETI.Apps@cpa.texas.gov>, Jane Hasselberg <Jane.Hasselberg@spacex.com>

Hello,

As discussed here are the corrections needed for Applications J0039 – J0042 (Iola ISD, phases 1-4).

- 1. Project Description and Eligible Property
 - a. Update the NAICS code from 33441 to 334413

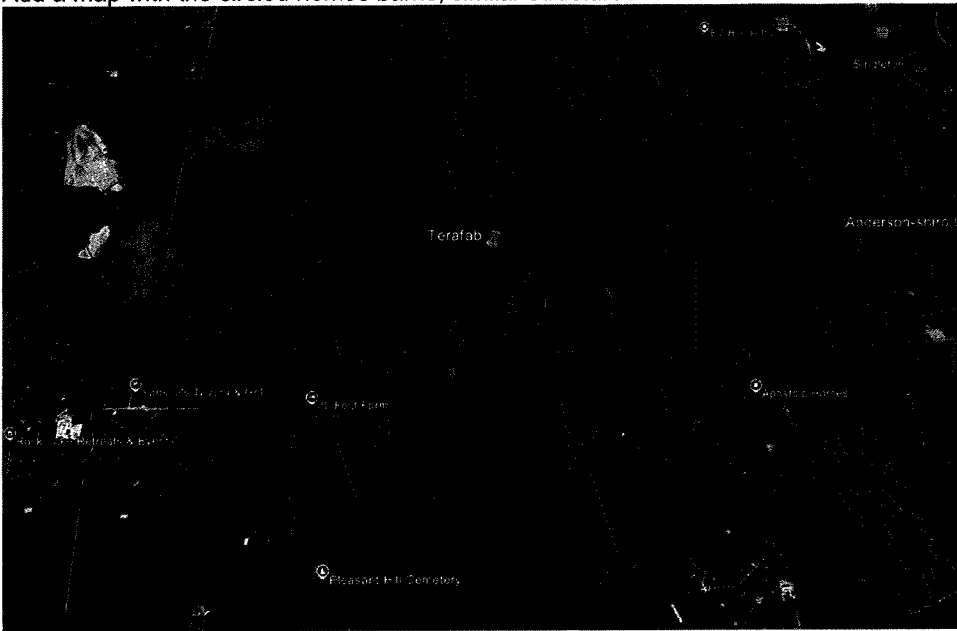
The TERAFAb Project (the "Project") is a next-generation, vertically integrated semiconductor manufacturing and advanced computing fabrication, packaging, and deployment facility proposed for development in the State of Texas. As a semiconductor manufacturing facility described by NAICS code 334413, the Project is an "eligible project" as defined by Rule 9.5000(3)(A). The Project is being led by a consortium of affiliated advanced technology companies, including Tesla, Inc., Space Exploration Technologies Corp. (SpaceX), and xAI Corp.

The Project represents a transformative investment in domestic semiconductor manufacturing capacity and

b. Add the language for differentiating the phases.

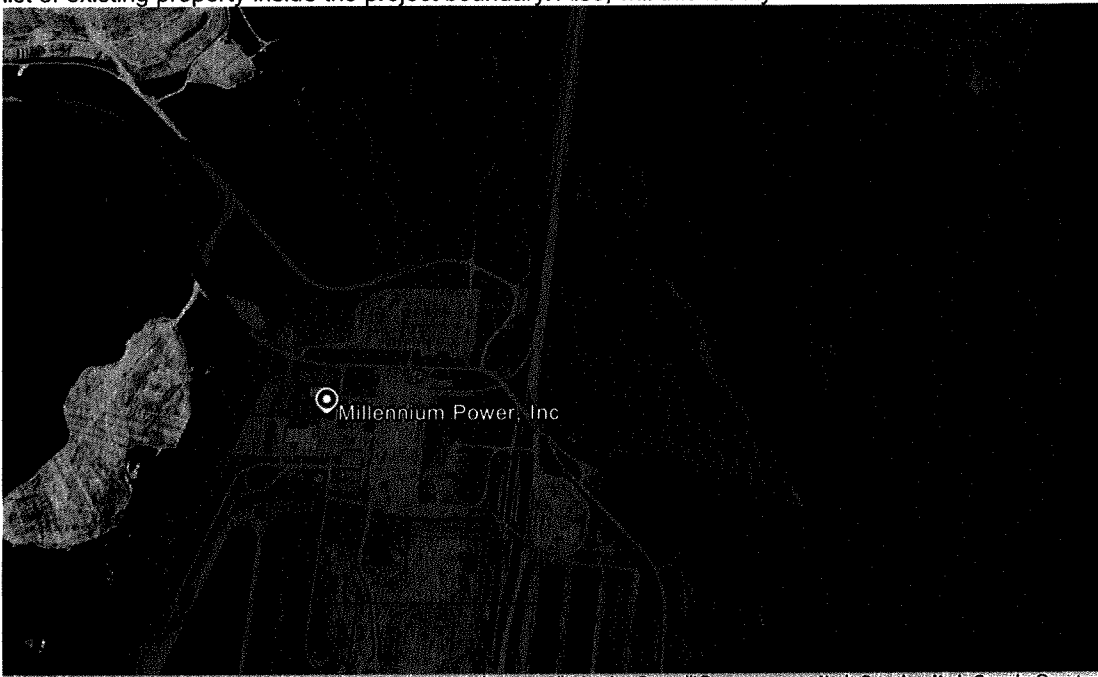
1. Ineligible property.

a. Add a map with the circled homes barns, similar structures.



b.

c. Per the statement "existing improvements, including residential homes, barns, and similar structures that have no relation to the proposed facility." You don't mention the Millenium Power, inc a manufacturing facility, can you add to the list of existing property inside the project boundary. Also, will this facility be demolished?



d.

[Quoted text hidden]



Jeff Dyer <jdyer@iolaisd.net>

TERAFAB (JETI) Application Review (Iola ISD) – Phase 1-thru-4 (Revised Submission)***

3 messages

J. Ryan Simpson <James.Simpson@spacex.com>

Fri, May 22, 2026 at 9:09 PM

To: Stephan Zaporolli <Stephan.Zaporolli@cpa.texas.gov>, Ben Lancaster <Benjamin.Lancaster@spacex.com>, "bucky.brannen@bracewell.com" <bucky.brannen@bracewell.com>, "jdyer@iolaisd.net" <jdyer@iolaisd.net>, Nayla Gonzalez <Nayla.Gonzalez@cpa.texas.gov>

Cc: Desiree Caufield <Desiree.Caufield@cpa.texas.gov>, Tabita Collazo <Tabita.Collazo@cpa.texas.gov>, Sandra Kage <Sandra.Kage@cpa.texas.gov>, JETI Apps <JETI.Apps@cpa.texas.gov>, Jane Hasselberg <Jane.Hasselberg@spacex.com>

Dear JETI Application Review Team,

Please find below TERAFAFAB AI, LLC's formal responses to the outstanding review comments and requested revisions associated with the Texas Jobs, Energy, Technology, and Innovation (JETI) Program applications for the *Iola Independent School District* phases referenced below.

In addition, revised application materials and supporting documentation have been prepared for supplemental submission and administrative review.

Iola ISD – Phase 1 & Phase 2

1. Parent Company / Applicant Clarification

- The JETI application materials have been revised to clarify that TERAFAFAB AI, LLC is a newly formed special-purpose entity established specifically in connection with the TERAFAFAB project and serves as the designated applicant entity for purposes of the JETI Program filings.

2. Mandatory School District Application Fee

- The required application fee documentation for Iola ISD has been uploaded and attached within the applicable eSystems JETI application filings.

3. Ineligible Property Section

- The Ineligible Property section has been revised to separately identify and distinguish non-qualifying property from the Eligible Property section in accordance with JETI application requirements.

4. Authorized Signatory – Richard Lee

- Richard Lee serves as Vice President of Tax and Treasurer of Space Exploration Technologies Corp. and is duly authorized to execute and sign the JETI application materials on behalf of the applicant. Due to system limitations within the JETI application portal restricting the number of listed company contacts, Mr. Lee was not separately reflected within the online contact fields.

5. Legal Description – Phase 1

- The requested revisions to the legal description of the real property have been completed and incorporated into the application materials. Additionally, duplicate information identified within the Phase 2 legal description section has been removed and corrected.

6. Project Boundary Maps

- The requested project boundary map revisions are currently being finalized and will be submitted upon completion.

Iola ISD – Phase 3 & Phase 4

7. Parent Company / Applicant Clarification

- The application has been revised to clarify that TERAFAFAB AI, LLC is the project-specific applicant entity established for the TERAFAFAB development.

8. Mandatory School District Application Fee

- Proof of payment and applicable application fee documentation for both Anderson-Shiro ISD and Iola ISD have been uploaded and attached to the respective JETI applications.

9. Ineligible Property Section

- The Ineligible Property section has been revised to properly distinguish non-qualifying property from eligible project property in accordance with statutory application requirements.

10. Maps

- The Maps section has been revised and updated and is prepared for review.

11. Limitation as a Compelling Factor (Phase 3)

- The “Limitation as a Compelling Factor” narrative has been revised and finalized for review in support of the application.

12. Authorized Signatory – Richard Lee

- Richard Lee, Vice President of Tax and Treasurer of Space Exploration Technologies Corp., which is an authorized officer of the company and is authorized to execute the application materials on behalf of the

applicant entity.

13. Duplicate Documentation

- All duplicate materials previously identified within the “Required Documentation” section have been removed from the respective JETI applications.

We appreciate your time in reviewing the uploaded requested revisions and please let us know if there are any additional revisions, supplemental documentation requests, or clarification items required for continued processing and review of the applications.

Respectfully,

J. Ryan Simpson, MBA

Manager, Property Tax (Complex) | 310.806.5862

1 Rocket Road | Hawthorne | CA | 90250

James.Simpson@spacex.com | www.spacex.com



Tabita Collazo <Tabita.Collazo@cpa.texas.gov>

Mon, May 25, 2026 at 1:47 PM

To: "J. Ryan Simpson" <James.Simpson@spacex.com>, Stephan Zaporolli <Stephan.Zaporolli@cpa.texas.gov>, Ben Lancaster <Benjamin.Lancaster@spacex.com>, "bucky.brannen@bracewell.com" <bucky.brannen@bracewell.com>, "jdye@iolaisd.net" <jdye@iolaisd.net>, Nayla Gonzalez <Nayla.Gonzalez@cpa.texas.gov>
Cc: Desiree Caufield <Desiree.Caufield@cpa.texas.gov>, Sandra Kage <Sandra.Kage@cpa.texas.gov>, JETI Apps <JETI.Apps@cpa.texas.gov>, Jane Hasselberg <Jane.Hasselberg@spacex.com>

Good afternoon,

The following items require revision or further clarification before we can accept the application:

1. For the proof of payment to the ISD, can you provide the payment made to the ISD. This can be something like the wire transfer or copy of the check.
2. For all confidential information submitted, you must attach a cover sheet marked “Confidential” with the legal justification. This cover sheet is missing for the legal description and compelling factors for all the applications.
3. The Naic code listed on the wage portion is incorrect.

Please submit all corrections to the application in eSystems. After this the email is sent the application will be unlocked.

Tabita Collazo

Senior Research Analyst- JETI Team Lead

Economic Development & Local Government

Data Analysis & Transparency Division

Texas Comptroller of Public Accounts

111 East 17th Street, Room 427

Austin, Texas 78774

Phone: (512) 475-5626

tabita.collazo@cpa.texas.gov

IMPORTANT NOTICE: This communication and any attachments may contain privileged or confidential information under the Texas Public Information Act and/or applicable state and federal laws. If you have received this message in error, please notify the sender immediately.

From: J. Ryan Simpson <James.Simpson@spacex.com>

Sent: Friday, May 22, 2026 9:09 PM

To: Stephan Zaparolli <Stephan.Zaparolli@cpa.texas.gov>; Ben Lancaster <Benjamin.Lancaster@spacex.com>; bucky.brannen@bracewell.com; jdyer@iolaisd.net; Nayla Gonzalez <Nayla.Gonzalez@cpa.texas.gov>

Cc: Desiree Caufield <Desiree.Caufield@cpa.texas.gov>; Tabita Collazo <Tabita.Collazo@cpa.texas.gov>; Sandra Kage <Sandra.Kage@cpa.texas.gov>; JETI Apps <JETI.Apps@cpa.texas.gov>; Jane Hasselberg <Jane.Hasselberg@spacex.com>

Subject: TERAFAFAB (JETI) Application Review (Iola ISD) – Phase 1-thru-4 (Revised Submission)***

Importance: High

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[Quoted text hidden]

J. Ryan Simpson <James.Simpson@spacex.com>

Tue, May 26, 2026 at 5:03 PM

To: Tabita Collazo <Tabita.Collazo@cpa.texas.gov>, Stephan Zaparolli <Stephan.Zaparolli@cpa.texas.gov>, Ben Lancaster <Benjamin.Lancaster@spacex.com>, "bucky.brannen@bracewell.com" <bucky.brannen@bracewell.com>, "jdyer@iolaisd.net" <jdyer@iolaisd.net>, Nayla Gonzalez <Nayla.Gonzalez@cpa.texas.gov>
Cc: Desiree Caufield <Desiree.Caufield@cpa.texas.gov>, Sandra Kage <Sandra.Kage@cpa.texas.gov>, JETI Apps <JETI.Apps@cpa.texas.gov>, Jane Hasselberg <Jane.Hasselberg@spacex.com>

Hello Tabita,

I hope you're having a fantastic day, and all requested revisions have been implemented and resubmitted within all lola ISD JETI applications. I appreciate all your guidance throughout this continued process and let me know if you need anything else on our end in order to facilitate a complete application designation by your office. Have a great rest of your day as well!

Best Regards,

J. Ryan Simpson, MBA

Manager, Property Tax (Complex) | 310.806.5862

1 Rocket Road | Hawthorne | CA | 90250

James.Simpson@spacex.com | www.spacex.com



[Quoted text hidden]



Jeff Dyer <jdyer@iolaisd.net>

Space Exploration Technologies Corp - Phase 1&2 - Lola ISD - Acceptance Corrections

3 messages

Stephan Zaparolli <Stephan.Zaparolli@cpa.texas.gov> Fri, May 8, 2026 at 8:02 AM
To: "James.simpson@spacex.com" <James.simpson@spacex.com>, "Benjamin.Lancaster@spacex.com" <Benjamin.Lancaster@spacex.com>, "bucky.brannen@bracewell.com" <bucky.brannen@bracewell.com>, "jdyer@iolaisd.net" <jdyer@iolaisd.net>
Cc: Desiree Caufield <Desiree.Caufield@cpa.texas.gov>, Tabita Collazo <Tabita.Collazo@cpa.texas.gov>, Sandra Kage <Sandra.Kage@cpa.texas.gov>, Stephan Zaparolli <Stephan.Zaparolli@cpa.texas.gov>, JETI Apps <JETI.Apps@cpa.texas.gov>

Good morning,

This is regarding applications for phase 1 - 2 in Iola ISD.

The following items require revision or further clarification before we can accept the application:

- Currently, the Parent company listed is the same as the applicant. Please clarify if these are they two different companies or the same.
- Currently, the mandatory fee to the school district is not included and we cannot accept the application without it. Please let us know once it has been uploaded online to eSystems.
- Currently, the Ineligible Property section is a duplicate of the Eligible Property section. Please be aware they are not the same thing and the application requires a section specifically covering "Ineligible Property"
- Currently, Richard Lee has signed the affidavit. Please clarify who he is and if he is an authorized agent who can sign on behalf of the applicant.
- For Phase 1, please submit the legal description of the property, similar to how a legal description was submitted for Phase 2. Any other duplicate information needs to be removed.
- Missing project boundary maps. As previously discussed, we will not be able to issue a completeness/recommendation until we receive the project boundary maps. Please note, these maps are not required for Acceptance.

Please submit all corrections to the application in eSystems. After this the email is sent the application will be unlocked.

Once all corrections are received we will Accept the application and post it on our website within 10 days. If you wish to ask for the full 10-day posting requirement, please submit that request by email before we accept.

Also, be aware that after acceptance the application will be reviewed for completeness and additional information and revisions may be requested. Once deemed complete our office will issue a recommendation within the statutorily required 60-day period.

If you have any further questions regarding these applications, please contact me directly.

Thank you,

Stephan Zaparolli

Research Analyst

Economic Development & Local Government

Data Analysis & Transparency Division

Texas Comptroller of Public Accounts

111 East 17th Street, Room 427

Austin, Texas 78774

Phone: (512) 936-4791

stephan.zaparolli@cpa.texas.gov

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J. Ryan Simpson <James.Simpson@spacex.com>

Fri, May 8, 2026 at 11:28 AM

To: Stephan Zaparolli <Stephan.Zaparolli@cpa.texas.gov>, Ben Lancaster <Benjamin.Lancaster@spacex.com>, "bucky.brannen@bracewell.com" <bucky.brannen@bracewell.com>, "jdye@iolaisd.net" <jdye@iolaisd.net>

Cc: Desiree Caufield <Desiree.Caufield@cpa.texas.gov>, Tabita Collazo <Tabita.Collazo@cpa.texas.gov>, Sandra Kage <Sandra.Kage@cpa.texas.gov>, JETI Apps <JETI.Apps@cpa.texas.gov>

Hello Stephan,

I'm working through the requested revisions, but unfortunately Iola Phase 1 & 2 remain locked within the eSystem. Please advise once these application phases have been unlocked.

Thanks,

J. Ryan Simpson, MBA

Manager, Property Tax (Complex) | 310.806.5862

1 Rocket Road | Hawthorne | CA | 90250

James.Simpson@spacex.com | www.spacex.com

SPACEX

[Quoted text hidden]

Stephan Zaporolli <Stephan.Zaporolli@cpa.texas.gov>

Fri, May 8, 2026 at 11:44 AM

To: "J. Ryan Simpson" <James.Simpson@spacex.com>, Ben Lancaster <Benjamin.Lancaster@spacex.com>, "bucky.brannen@bracewell.com" <bucky.brannen@bracewell.com>, "jdye@iolaisd.net" <jdye@iolaisd.net>

Cc: Desiree Caufield <Desiree.Caufield@cpa.texas.gov>, Tabita Collazo <Tabita.Collazo@cpa.texas.gov>, Sandra Kage <Sandra.Kage@cpa.texas.gov>, JETI Apps <JETI.Apps@cpa.texas.gov>

Good morning, my apologies, it should be unlocked now!

Thank you,

-SZ

From: J. Ryan Simpson <James.Simpson@spacex.com>

Sent: Friday, May 8, 2026 11:28 AM

To: Stephan Zaporolli <Stephan.Zaporolli@cpa.texas.gov>; Ben Lancaster <Benjamin.Lancaster@spacex.com>; bucky.brannen@bracewell.com; jdye@iolaisd.net

Cc: Desiree Caufield <Desiree.Caufield@cpa.texas.gov>; Tabita Collazo <Tabita.Collazo@cpa.texas.gov>; Sandra Kage <Sandra.Kage@cpa.texas.gov>; JETI Apps <JETI.Apps@cpa.texas.gov>

Subject: RE: Space Exploration Technologies Corp - Phase 1&2 - Lola ISD - Acceptance Corrections

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Jeff Dyer <jdyer@iolaisd.net>

Space Exploration Technologies Corp - Phase 3&4 - Lola ISD - Acceptance Corrections

3 messages

Nayla Gonzalez <Nayla.Gonzalez@cpa.texas.gov> Fri, May 8, 2026 at 8:00 AM
 To: "James.simpson@spacex.com" <James.simpson@spacex.com>, "Benjamin.Lancaster@spacex.com" <Benjamin.Lancaster@spacex.com>, "bucky.brannen@bracewell.com" <bucky.brannen@bracewell.com>, "jdyer@iolaisd.net" <jdyer@iolaisd.net>
 Cc: Desiree Caufield <Desiree.Caufield@cpa.texas.gov>, Tabita Collazo <Tabita.Collazo@cpa.texas.gov>, Sandra Kage <Sandra.Kage@cpa.texas.gov>, Stephan Zaporolli <Stephan.Zaporolli@cpa.texas.gov>, JETI Apps <JETI.Apps@cpa.texas.gov>

Good morning,

This is regarding applications for phase 3 - 4 in Lola ISD.

The following items require revision or further clarification before we can accept the application:

Company and Parent Company Information

1. The parent company listed in the application appears to have the same name as the applicant. Can you clarify whether these are two separate legal entities or if they are the same company?

Required Documentation

1. Required Fee
 - a. The required fee should be submitted confidentially and include the name of the school district (must match the ISD listed on the application) and the applicant in the amount of \$30,000.
2. Description of Ineligible Property
 - a. Provide a high-resolution map that depicts all existing property located within the project boundary. With this, provide a list that includes all buildings and improvements existing as of the application complete date. Sufficient detail that distinguishes existing property from future proposed property is required.
 - b. Provide a high-resolution map and detailed description that depicts all the proposed new property located within the project boundary that will not become new improvements. Sufficient information that distinguishes existing property from proposed new property that is or is not eligible for the limitation is required.
 - i. *If there is no existing property inside the project boundary, add a statement like "There is no existing property inside the project boundary."*
 - c. All public facing uploads in this section should include an "Ineligible Property Map" cover page or Header as REQUIRED; however, a confidential upload to SUPPLEMENT the information provided publicly may be uploaded in the Optional: Confidential Upload section. All confidential uploads require a cover sheet that states "Confidential" in the header, along with the corresponding government code that relates to why the information necessitates being uploaded confidentially.
2. Maps
 - a. As previously discussed, we will not be able to issue a completeness/recommendation until we receive the project boundary maps. Please note, these maps are not required for Acceptance.
3. Limitation as a compelling factor (Phase 3 only)
 - a. Explain how the limitation is a compelling factor in a competitive site selection process. Provide information regarding potential project sites outside of Texas and include incentive offers, permits obtained, or any incentive programs applied to.

- i. Acceptable documents include:
 - a. Detailed incentive letters from other state programs
 - b. Shareholder presentations depicting alternate sites
 - c. Internal comparative fiscal analysis of other locations
 - d. Provisional site information for locations outside of Texas
- ii. A public facing upload with a "Limitation as a Compelling Factor" cover page or Header is REQUIRED; however, a confidential upload to SUPPLEMENT the information provided publicly may be uploaded. All confidential uploads also require a cover sheet that states "Confidential" in the header, along with the corresponding government code that relates to why the information necessitates being uploaded confidentially.

5. Affidavit

- a. It appears that the individual named on the affidavit does not match the applicant listed in the application. Please clarify the relationship between the affidavit signer and the applicant.

6. Please remove any duplicate information from the "Required Documentation" section of the application.

Please submit all corrections to the application in eSystems. After this the email is sent the application will be unlocked.

Once all corrections are received, we will Accept the application and post it on our website within 10 days. If you wish to ask for the full 10-day posting requirement, please submit that request by email before we accept.

Also, be aware that after acceptance the application will be reviewed for completeness and additional information and revisions may be requested. Once deemed complete our office will issue a recommendation within the statutorily required 60-day period.

If you have any questions regarding these applications, please contact me directly.

Sincerely,

Nayla Gonzalez

Research Analyst

Economic Development and Local Government

Data Analysis and Transparency Division

Texas Comptroller of Public Accounts

(512)463-1696

Jeff Dyer <jdyer@iolaisd.net>

Fri, May 8, 2026 at 8:16 AM

To: Nayla Gonzalez <Nayla.Gonzalez@cpa.texas.gov>

Cc: "James.simpson@spacex.com" <James.simpson@spacex.com>, "Benjamin.Lancaster@spacex.com" <Benjamin.Lancaster@spacex.com>, "bucky.brannen@bracewell.com" <bucky.brannen@bracewell.com>, Desiree Caufield <Desiree.Caufield@cpa.texas.gov>, Tabita Collazo <Tabita.Collazo@cpa.texas.gov>, Sandra Kage <Sandra.Kage@cpa.texas.gov>, Stephan Zaparolli <Stephan.Zaparolli@cpa.texas.gov>, JETI Apps <JETI.Apps@cpa.texas.gov>

Please make sure the spelling is with a capital I and not an capital L.

Thanks,
Jeff Dyer

[Quoted text hidden]

Tabita Collazo <Tabita.Collazo@cpa.texas.gov>

Fri, May 8, 2026 at 8:19 AM

To: Jeff Dyer <jdyer@iolaisd.net>, Nayla Gonzalez <Nayla.Gonzalez@cpa.texas.gov>

Cc: "James.simpson@spacex.com" <James.simpson@spacex.com>, "Benjamin.Lancaster@spacex.com"

<Benjamin.Lancaster@spacex.com>, "bucky.brannen@bracewell.com" <bucky.brannen@bracewell.com>, Desiree Caufield

<Desiree.Caufield@cpa.texas.gov>, Sandra Kage <Sandra.Kage@cpa.texas.gov>, Stephan Zaparolli

<Stephan.Zaparolli@cpa.texas.gov>, JETI Apps <JETI.Apps@cpa.texas.gov>

Good morning Jeff,

Sorry for the misspelling, we will correct for future correspondence.

Tabita Collazo

Senior Research Analyst- JETI Team Lead

Economic Development & Local Government

Data Analysis & Transparency Division

Texas Comptroller of Public Accounts

111 East 17th Street, Room 427

Austin, Texas 78774

Phone: (512) 475-5626

tabita.collazo@cpa.texas.gov

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From: Jeff Dyer <jdyer@iolaisd.net>

Sent: Friday, May 8, 2026 8:16 AM

To: Nayla Gonzalez <Nayla.Gonzalez@cpa.texas.gov>

Cc: James.simpson@spacex.com; Benjamin.Lancaster@spacex.com; bucky.brannen@bracewell.com;

Desiree Caufield <Desiree.Caufield@cpa.texas.gov>; Tabita Collazo <Tabita.Collazo@cpa.texas.gov>; Sandra

Kage <Sandra.Kage@cpa.texas.gov>; Stephan Zaparolli <Stephan.Zaparolli@cpa.texas.gov>; JETI Apps

<JETI.Apps@cpa.texas.gov>

Subject: Re: Space Exploration Technologies Corp - Phase 3&4 - Lola ISD - Acceptance Corrections

CAUTION: This email originated from outside of the Texas Comptroller's email system.
DO NOT click links or open attachments unless you expect them from the sender and know the content is safe.

Please make sure the spelling is with a capital I and not an capital L.

Thanks,

Jeff Dyer

On Fri, May 8, 2026 at 8:00 AM Nayla Gonzalez <Nayla.Gonzalez@cpa.texas.gov> wrote:

Good morning,

This is regarding applications for phase 3 - 4 in Lola ISD.

The following items require revision or further clarification before we can accept the application:

Company and Parent Company Information

1. The parent company listed in the application appears to have the same name as the applicant. Can you clarify whether these are two separate legal entities or if they are the same company?

Required Documentation

1. Required Fee

- a. The required fee should be submitted confidentially and include the name of the school district (must match the ISD listed on the application) and the applicant in the amount of \$30,000.

2. Description of Ineligible Property

- a. Provide a high-resolution map that depicts all existing property located within the project boundary. With this, provide a list that includes all buildings and improvements existing as of the application complete date. Sufficient detail that distinguishes existing property from future proposed property is required.
- b. Provide a high-resolution map and detailed description that depicts all the proposed new property located within the project boundary that will not become new improvements. Sufficient information that distinguishes existing property from proposed new property that is or is not eligible for the limitation is required.

i. If there is no existing property inside the project boundary, add a statement like "There is no existing property inside the project boundary."

- c. All public facing uploads in this section should include an "Ineligible Property Map" cover page or Header as REQUIRED; however, a confidential upload to SUPPLEMENT the information provided publicly may be uploaded in the Optional: Confidential Upload section. All confidential uploads require a cover sheet that states "Confidential" in the header, along with the corresponding government code that relates to why the information necessitates being uploaded confidentially.

3. Maps

- a. As previously discussed, we will not be able to issue a completeness/recommendation until we receive the project boundary maps. Please note, these maps are not required for Acceptance.

4. Limitation as a compelling factor (Phase 3 only)

- a. Explain how the limitation is a compelling factor in a competitive site selection process. Provide information regarding potential project sites outside of Texas and include incentive offers, permits obtained, or any incentive programs applied to.

- i. Acceptable documents include:

- a. Detailed incentive letters from other state programs
- b. Shareholder presentations depicting alternate sites
- c. Internal comparative fiscal analysis of other locations
- d. Provisional site information for locations outside of Texas

ii. A public facing upload with a "Limitation as a Compelling Factor" cover page or Header is REQUIRED; however, a confidential upload to SUPPLEMENT the information provided publicly may be uploaded. All confidential uploads also require a cover sheet that states "Confidential" in the header, along with the corresponding government code that relates to why the information necessitates being uploaded confidentially.

5. Affidavit

a. It appears that the individual named on the affidavit does not match the applicant listed in the application. Please clarify the relationship between the affidavit signer and the applicant.

6. Please remove any duplicate information from the "Required Documentation" section of the application.

Please submit all corrections to the application in eSystems. After this the email is sent the application will be unlocked.

Once all corrections are received, we will Accept the application and post it on our website within 10 days. If you wish to ask for the full 10-day posting requirement, please submit that request by email before we accept.

Also, be aware that after acceptance the application will be reviewed for completeness and additional information and revisions may be requested. Once deemed complete our office will issue a recommendation within the statutorily required 60-day period.

If you have any questions regarding these applications, please contact me directly.

Sincerely,

Nayla Gonzalez

Research Analyst

Economic Development and Local Government

Data Analysis and Transparency Division

Texas Comptroller of Public Accounts

(512)463-1696

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Jeff Dyer <jdyer@iolaisd.net>

Space Exploration Technologies Corp– Lola ISD -Phases 1-4 Applications received

2 messages

Tabita Collazo <Tabita.Collazo@cpa.texas.gov> Tue, May 5, 2026 at 9:32 AM
To: "james.simpson@spacex.com" <james.simpson@spacex.com>, "Benjamin.Lancaster@spacex.com" <Benjamin.Lancaster@spacex.com>, "Brannen, Bucky" <bucky.brannen@bracewell.com>, "jdyer@iolaisd.net" <jdyer@iolaisd.net>
Cc: JETI Apps <JETI.Apps@cpa.texas.gov>, Desiree Caufield <Desiree.Caufield@cpa.texas.gov>, Sandra Kage <Sandra.Kage@cpa.texas.gov>, Nayla Gonzalez <Nayla.Gonzalez@cpa.texas.gov>, Stephan Zaporolli <Stephan.Zaporolli@cpa.texas.gov>

Good morning,

Phases 1-4 for Space Exploration Technologies Corp– Lola ISD applications were received.

Our office will conduct a preliminary review to determine if the application will be accepted. The assigned analyst will notify the application contacts when the application is accepted, or if any initial revisions are required.

After acceptance, the analyst will review the application for completeness and request any additional information or revisions. Once deemed complete, a recommendation will be issued within the statutorily required 60-day period.

Have a nice day,
Tabita Collazo
Senior Research Analyst- JETI Team Lead
Economic Development & Local Government
Data Analysis & Transparency Division
Texas Comptroller of Public Accounts
111 East 17th Street, Room 427
Austin, Texas 78774
Phone: (512) 475-5626
tabita.collazo@cpa.texas.gov

IMPORTANT NOTICE: This communication and any attachments may contain privileged or confidential information under the Texas Public Information Act and/or applicable state and federal laws. If you have received this message in error, please notify the sender immediately.

-----Original Message-----

From: noreply.jeti@cpa.texas.gov <noreply.jeti@cpa.texas.gov>
Sent: Monday, May 4, 2026 8:41 PM
To: JETI Apps <JETI.Apps@cpa.texas.gov>
Subject: [JETI] New Application Submitted

Hello,

A new application TERAFAAB (Phase-1-4) has been submitted through the JETI system and is now available for review.

To view the application, please log in to the JETI Admin Tool.

—
This is an automated message. No reply is necessary.

Jeff Dyer <jdyer@iolaisd.net>
To: Fred Stormer <Fred.Stormer@uwlaw.com>

Tue, May 5, 2026 at 9:35 AM

[Quoted text hidden]



Jeff Dyer <jdyer@iolaisd.net>

RE: Changing plans for JETI Application

8 messages

Fred Stormer <Fred.Stormer@uwlaw.com>

Thu, May 28, 2026 at 10:57 AM

To: Chris Grammer <chris@cgstrategiesllc.com>, Jeff Dyer <jdyer@iolaisd.net>

Hi Jeff,

Well, no matter how well we plan, something always happens. Long story short, the Comptroller will not have the recommendations ready until June 2nd or 3rd, and we can't post in time to have the public hearings on June 15. I'll call shortly to discuss details and whether the Board would still like to have separate meetings for the public hearings and the vote on the determination that the Board is agreeable to entering an agreement. But if we can post the notice by next Tuesday, can we have the public hearings at the regular meeting on June 18. This could be a conflict with Chris Grammer, but I'm available and we could allow Chris to attend via zoom. Also, we could consider moving the meeting to June 19 (Friday) if you can get a quorum together.

Also, do you normally send meeting notices to your local paper? If so, we'll need to make sure you get the Notice to them no later than June 3rd as well.

Thanks.

UNDERWOOD
UWLAW.COM

Fred Stormer

O 500 S. Taylor, Suite 1200, Amarillo, TX 79101

M PO Box 9158, Amarillo, TX 79105

D 806.379.0306 O 806.376.5613

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Jeff Dyer <jdyer@iolaisd.net>

Thu, May 28, 2026 at 12:21 PM

To: Alec Pointer <apointer@iolaisd.net>

From Fred.

JD

[Quoted text hidden]

Fred Stormer <Fred.Stormer@uwlaw.com>

Thu, May 28, 2026 at 1:21 PM

To: Chris Grammer <chris@cgstrategiesllc.com>, Jeff Dyer <jdyer@iolaisd.net>

Hi Jeff,

Just following up on our call with a quick email to keep Chris in the loop. To confirm, the Board changed the regular meeting from June 18 to June 16. So, we're unable to make a public hearing then. The Board still wants to have separate meetings for the public hearing and to take action on a determination that that the District is agreeable to entering into an agreement. As for the public hearing, although you'll be out of town from 6-22 thru 6-29, the board is looking first at June 25, or alternatively June 22, and the board meeting to make the determination on June 30.

Let me know what the Board would like to do. In the meantime, I'll follow up with SpaceX attorney to let them know the Board still wants 2 meetings, and that although we don't have any firm dates yet, it looks like things will be pushed back a week.

Thanks.

Fred

From: Fred Stormer

Sent: Thursday, May 28, 2026 10:57 AM

To: Chris Grammer <chris@cgstrategiesllc.com>; Jeff Dyer <jdyer@iolaisd.net>

Subject: RE: Changing plans for JETI Application

Hi Jeff,

[Quoted text hidden]

Chris Grammer <chris@cgstrategiesllc.com>

Thu, May 28, 2026 at 2:53 PM

To: Fred Stormer <Fred.Stormer@uwlaw.com>

Cc: Jeff Dyer <jdyer@iolaisd.net>

Fred - thanks for the update and working to coordinate all the parties within the timelines needed. I am available the week of the 22nd and 29th to attend any meetings as needed.

Thanks,

Chris

On May 28, 2026, at 1:21 PM, Fred Stormer <Fred.Stormer@uwlaw.com> wrote:

Hi Jeff,

Just following up on our call with a quick email to keep Chris in the loop. To confirm, the Board changed the regular meeting from June 18 to June 16. So, we're unable to make a public hearing then. The Board still wants to have separate meetings for the public hearing and to take action on a determination that that the District is agreeable to entering into an agreement. As for the public hearing, although you'll be out of town from 6-22 thru 6-29, the board is looking first at June 25, or alternatively June 22, and the board meeting to make the determination on June 30.

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Thanks.

Fred

From: Fred Stormer

Sent: Thursday, May 28, 2026 10:57 AM

To: Chris Grammer <chris@cgstrategiesllc.com>; Jeff Dyer <jdyer@iolaisd.net>

Subject: RE: Changing plans for JETI Application

Hi Jeff,

Well, no matter how well we plan, something always happens. Long story short, the Comptroller will not have the recommendations ready until June 2nd or 3rd, and we can't post in time to have the public hearings on June 15. I'll call shortly to discuss details and whether the Board would still like to have separate meetings for the public hearings and the vote on the determination that the Board is agreeable to entering an agreement. But if we can post the notice by next Tuesday, can we have the public hearings at the regular meeting on June 18. This could be a conflict with Chris Grammer, but I'm available and we could allow Chris to attend via zoom. Also, we could consider moving the meeting to June 19 (Friday) if you can get a quorum together.

Also, do you normally send meeting notices to your local paper? If so, we'll need to make sure you get the Notice to them no later than June 3rd as well.

Thanks.

| Fred Stormer

<image001.png>

O 500 S. Taylor, Suite 1200, Amarillo, TX 79101

M PO Box 9158, Amarillo, TX 79105

D 806.379.0306 O 806.376.5613

[Quoted text hidden]

Fred Stormer <Fred.Stormer@uwlaw.com>

Thu, May 28, 2026 at 4:33 PM

To: Chris Grammer <chris@cgstrategiesllc.com>, Jeff Dyer <jdyer@iolaisd.net>

Hi Jeff,

To follow up on our call and to let you know, SpaceX lawyer says that the Comptroller is short staffed presently and the likelihood of getting a recommendation tomorrow is slim. But in hopes that it does arrive, attached is the Notice of Public Hearing for you to post no later than Saturday May 30 for the special meeting/public hearing on June 15. I've highlighted the time of the meeting and the time/date of posting for your to fill in.

SpaceX's attorney noted that the company would like to finalize the site selection ASAP and the JETI is very important to Texas, but that he would check with the company to get its pulse on delaying action on the proposed timeline. He asked if the District was generally supportive. I told him I had not heard anything negative about the project, the applications, or the potential JETI agreements from the District and that moving the meetings to the next week is only to accommodate the statutory 15 day notice requirement, the Comptroller's inability to get us the recommendations in time, and summer schedules.

I'll let you know what I hear. If combining the public hearing and board action on the applications into a single meeting is a possibility, let me know and I'll pass that along. Thanks.

[Quoted text hidden]

 **Iola ISD - Notice of Special Board Meeting and Public Hearing a Meeting June 15_ 2026 v2(4691965.2).docx**
30K

Jeff Dyer <jdyer@iolaisd.net>

Fri, May 29, 2026 at 10:59 AM

To: Fred Stormer <Fred.Stormer@uwlaw.com>

As of today the board would like to keep the public hearing and the board meeting on different days.

JD

[Quoted text hidden]

Fred Stormer <Fred.Stormer@uwlaw.com>

Fri, May 29, 2026 at 11:43 AM

To: Jeff Dyer <jdyer@iolaisd.net>

Thanks Jeff. I've let them know.

[Quoted text hidden]

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Jeff Dyer <jdyer@iolaisd.net>
To: JO BACA <jbaca@iolaisd.net>

Sat, May 30, 2026 at 8:55 AM

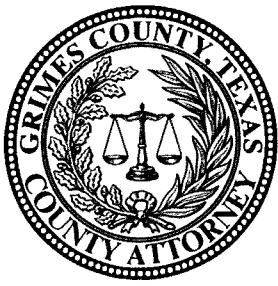
For the posting.
JD

----- Forwarded message -----

From: **Fred Stormer** <Fred.Stormer@uwlaw.com>
Date: Thu, May 28, 2026 at 4:33 PM
Subject: RE: Changing plans for JETI Application
To: Chris Grammer <chris@cgstrategiesllc.com>, Jeff Dyer <jdyer@iolaisd.net>

[Quoted text hidden]

 **Iola ISD - Notice of Special Board Meeting and Public Hearing a Meeting June 15_ 2026 v2(4691965.2).docx**
30K



MEGAN MOODY BARCAK

GRIMES COUNTY ATTORNEY

100 S. MAIN ST. · P.O. BOX 588 · ANDERSON, TEXAS 77830 · (936) 873-6455



May 27, 2026

Iola Independent School District
7282 Fort Worth St.
Iola, TX 77861
jdyer@iolaisd.net

Re: Notice of Consideration of Tax Abatement Agreement and Section 381.004 Grant Agreement

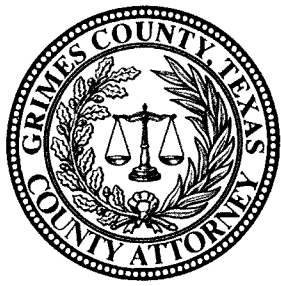
Dear Mr. Jeffery Dyer:

Please be advised that on the 3rd day of June, 2026, at 9:00 A.M., in the Grimes County Commissioners Courtroom located in the Grimes County Justice & Business Center, 270 FM 149 W., Anderson, Texas 77830, the Grimes County Commissioners Court will consider entering into the attached Tax Abatement Agreement and Section 381.004 Grant Agreement with Space Exploration Technologies Corporation.

The meeting will be conducted in accordance with applicable Texas law and procedures governing meetings of the Commissioners Court. Copies of the proposed agreements are attached hereto for your review and consideration.

Sincerely,

Megan Barcak
Grimes County Attorney



MEGAN MOODY BARCAK

GRIMES COUNTY ATTORNEY

100 S. MAIN ST. · P.O. BOX 588 · ANDERSON, TEXAS 77830 · (936) 873-6455



May 27, 2026

Iola Independent School District
P.O. Box 159
Iola, TX 77861
apointer@iolaisd.net

Re: Notice of Consideration of Tax Abatement Agreement and Section 381.004 Grant Agreement

Dear Mr. Alec Pointer:

Please be advised that on the 3rd day of June, 2026, at 9:00 A.M., in the Grimes County Commissioners Courtroom located in the Grimes County Justice & Business Center, 270 FM 149 W., Anderson, Texas 77830, the Grimes County Commissioners Court will consider entering into the attached Tax Abatement Agreement and Section 381.004 Grant Agreement with Space Exploration Technologies Corporation.

The meeting will be conducted in accordance with applicable Texas law and procedures governing meetings of the Commissioners Court. Copies of the proposed agreements are attached hereto for your review and consideration.

Sincerely,

Megan Barcak
Grimes County Attorney