

STELLAR ENERGY AMERICAS

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January 27, 2026

Project Overview

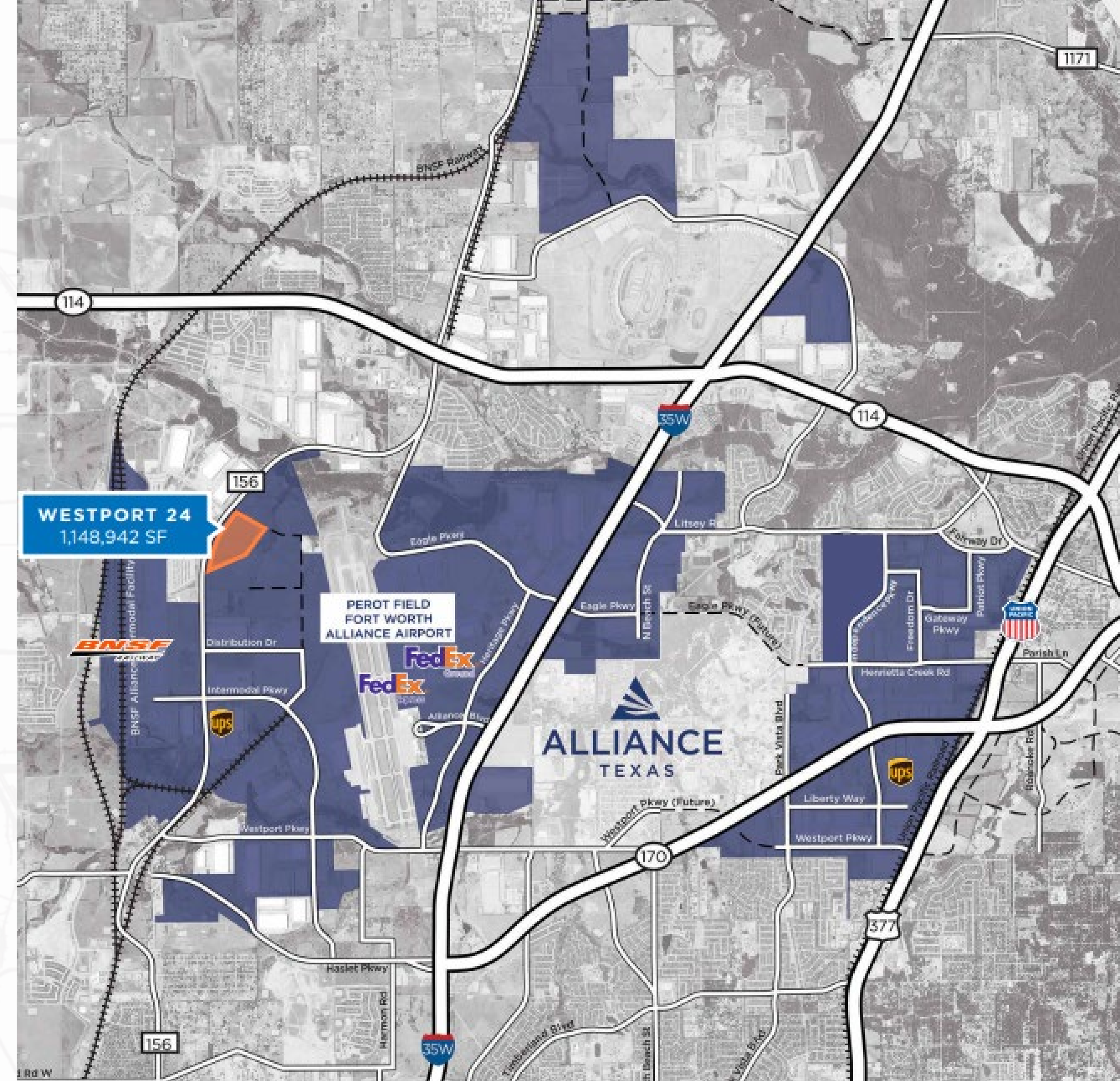
- **Stellar Energy Americas** (headquartered in Jacksonville, FL) provides innovative solutions in the energy industry.
- Serves customers with tailored solutions to provide more dispatchable power, increased LNG production, and greater data center efficiency at lower costs with lower emissions.
- **Proposed new facility to manufacture modular cooling equipment** for the domestic hyperscale data center market.



Project Location

AllianceTexas Westport 24

Southeast Corner of FM-156 and
Future Mobility Way



Company Commitments

- Company proposes to develop a manufacturing facility at AllianceTexas Westport 24
- **Minimum capital investment of \$79.5 million** by Dec. 31, 2026
 - \$34 million in real property construction costs
 - \$45.5 million in business personal property costs (BPP)
- **Minimum of 1,420 full-time jobs**
 - During the first operating year ending Dec. 31, 2027.
- **Minimum average annual salary of \$78,000**
- 30% of Real Property Improvements (both hard and soft costs) to Small Business Firms (SBF)



Proposed Incentive Terms

- **10-year** Tax Abatement Agreement to abate **60%** of City Real and BPP property taxes
- The agreement would be subject to company performance requirements
 - Failure to meet **minimum capital investment** results in default
 - Failure to meet **full jobs commitment** results in forfeiture of annual abatement
 - Failure to meet **minimum annual average salary** requirements results in forfeiture of annual abatement
- Additional rights, requirements, and penalties would apply as negotiated

Strategic Alignment

- Delivers **employment growth** with solid average wages.
- Adds to Fort Worth's **manufacturing cluster** while strengthening **linkages to energy** and **technology industries**.
- High-value **foundational equipment** serving the **rapidly growing data center** industry.



PROJECT SUMMARY

\$79.5 MILLION MINIMUM CAPITAL INVESTMENT

- **\$34.0** million in real property improvements
- **\$45.5** million in business personal property

1,420 MINIMUM FULL-TIME JOBS

- **1,420** new jobs by December 31, 2027
- 30% of jobs to Fort Worth residents

\$78,000 AVERAGE ANNUAL SALARIES

- **\$114 million** in estimated new annual payroll
- Mechanical and electrical positions

PROJECT SUMMARY

Private / Public Participation

- Estimated incentive: **\$2.8 million**
 - **\$2.1 million** at net present value (NPV)
- City participation: **2.6%**
- Estimated private/public ratio (NPV): **38 to 1**

Project Funding Performance

- The project is the source of its own incentive
- City is cash positive by **Year 1**
- Life-time value of incentives estimated to be covered **6 years** into the 10-year term

Net Tax Revenue (10-Year Projection)

- Net new taxes (total): **\$1.9 million**
- Net new taxes (NPV): **\$1.1 million**

Note: These figures represent the total projected tax revenues received by the City after deducting any grants paid or taxes abated.

Recommendation & Next Steps

- Enter into a 10-year Tax Abatement agreement to abate up to 60% of the project's incremental real and business personal property taxes.
- 30-day notice posted **Jan. 9, 2026**
- M&C Consideration: **Feb. 10, 2026**





Questions?