

**NOTICE OF PUBLIC HEARING**  
**REGARDING THE PROPOSED ISSUANCE OF BONDS**

**ANGELINA AND NECHES RIVER AUTHORITY**  
**INDUSTRIAL DEVELOPMENT CORPORATION**

Notice is hereby given of a public hearing to be held on May 14, 2024, at 8:30 o'clock a.m., at the Angelina and Neches River Authority Administrative Office, 2901 N. John Redditt Drive, Lufkin, Texas, with respect to a plan of finance for multiple facilities located at or adjacent to 2001 Kurth Drive, Lufkin, Angelina County, Texas 75901 ) (the "Main Project Site"), which facilities include solid waste disposal facilities and may also include sewage treatment and sewage disposal facilities (the "Alden Project"). The Main Project Site is currently owned by Jefferson Enterprise Energy, LLC, a Texas limited liability company (the "Owner"). Portions of the Main Project Site will be leased or sold by the Owner to Alden Group Land Holdings, LLC (the "Borrower") (the "Alden Project Sites"). The Borrower is a company affiliated with the Owner and the Owner's parent company. In addition to acquiring the Alden Project Sites by lease or purchase from the Owner, the Borrower may also directly purchase and acquire from unrelated third parties additional tracts of land located near or adjacent to the Main Project Site if needed for the Alden Project. The Borrower will develop each of the Alden Project Sites leased or acquired from the Owner or acquired from other third parties in conjunction with and as part of one or more joint venture limited liability companies or similar joint venture arrangements with other third party participants into one or more solid waste disposal facilities, that may also include, in part, wastewater and sewage treatment and wastewater and sewage disposal facilities. Each such venture and facility will provide for the disposal of solid waste materials and is also expected to include facilities to produce "green" products using renewable energy generated and provided by the Owner from the Owner's ownership and operation of a solid waste disposal power generating Power Plant located on the Main Project Site.

The plan of finance will include the issuance from time to time of one or more series of bonds in an aggregate principal amount not to exceed \$300,000,000 (the "Bonds"), which may include refundings thereof, by the Angelina and Neches River Authority Industrial Development Corporation (the "Issuer"). Proceeds of the Bonds will be loaned to the Borrower or an affiliate thereof to finance or refinance the Alden Project, including but not limited to, financing the costs of acquiring, constructing, rehabilitating, developing, improving and equipping capital improvements, equipment, land and infrastructure and pay related financing costs and to finance capitalized interest and working capital for the Borrower for the Project.

The Borrower, Alden Group Land Holdings, LLC, is a Texas limited liability company and is an affiliate and related party of the Owner and the Owner's parent company, all of which currently are headquartered and located at 9595 Six Pines Drive, Suite 6370, The Woodlands, TX 77380.

The maximum aggregate face amount of the Bonds to be issued in more or more series pursuant to such plan of financing for the Alden Project is \$300,000,000, although the aggregate amount may be increased as the Alden Project continues to be developed and in that event an additional public hearing will be conducted in connection with such increase to the extent any such additional hearing is required by applicable law. Such plan of financing is an addition to the outstanding bonds already issued by the Issuer for the Owner to develop the Main Project Site, the proceeds of which have been loaned by the Issuer to the Owner, and in addition to any other bonds that may hereafter be issued by the Issuer for the Owner or any other affiliate or related party of the Owner. The outstanding bonds already issued by the Issuer for the Owner include the Issuer's (i) \$22,000,000 Solid Waste Disposal and Wastewater Treatment Facilities Revenue Bonds (Jefferson Enterprise Energy, LLC Project), Series 2020 Bonds, (ii) \$35,000,000 Solid Waste Disposal and Wastewater Treatment Facilities Revenue Bonds (Jefferson Enterprise Energy, LLC Project), Series 2021A Bonds, (iii) \$30,000,000 Solid Waste Disposal and Wastewater Treatment Facilities Revenue Bonds (Jefferson Enterprise Energy, LLC Project), Series 2021B-1 Bonds and (iv) \$35,000,000 Solid Waste Disposal and Wastewater Treatment Facilities Revenue Bonds (Jefferson Enterprise Energy, LLC Project), Series 2021B-2 Bonds.

The public hearing will be conducted by Kelley Holcomb, who is a director and officer of the Issuer, or by an authorized representative and hearing officer appointed by Kelley Holcomb.


All interested persons are invited to attend such public hearing to express their views with respect to the issuance of the Bonds and with respect to the nature and location of Project. Questions or requests for additional information may

be directed to attorney Lance Fox, Creighton, Fox, Johnson & Mills, PLLC, bond counsel for the Issuer, at 3535 Calder Avenue, Suite 310, Beaumont, Texas 77706, telephone 409-833-0062, fax 409-833-0084, or e-mail [lcf@cfjmlaw.com](mailto:lcf@cfjmlaw.com).

Any interested persons unable to attend the hearing may submit their views in writing prior to the hearing to Lance Fox at the address, fax or email stated above or alternatively to the Issuer, Angelina and Neches River Authority Industrial Development Corporation, Attention: Kelley Holcomb, General Manager, 2901 N. John Redditt Drive, Lufkin, TX 75904; Telephone: (936) 632-7795; Fax: (936) 632-2564; Email: [kholcomb@anra.org](mailto:kholcomb@anra.org).

This notice is published and the hearing is to be held in satisfaction of the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended.

EXECUTED FOR POSTING on this 6<sup>th</sup> day of May, 2024.

  
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Kelley Holcomb, Director and Secretary-Treasurer of  
Angelina and Neches River Authority Industrial Development Corporation