



NOTICE AND AGENDA OF SPECIAL MEETING

Pursuant to the Oklahoma Open Meeting Act (25 O.S. Sec. 301, et seq.), notice is hereby given that the
Project PCDC Tax Incentive District (TID) Review Committee,
will hold a special meeting as follows

FILED

FEB 26 2026

TIME 7:59 AM
HOPE TRAMMELL, COUNTY CLERK
PITTSBURG COUNTY
BY _____ DEPUTY

DATE: March 2, 2026

TIME: 2:00 P.M.

PLACE: COUNTY COMMISSIONERS CONFERENCE ROOM
PITTSBURG COUNTY COURTHOUSE
115 EAST CARL ALBERT PARKWAY, ROOM 100B
MCALISTER, OKLAHOMA

***CONSIDERATION, DISCUSSION AND POSSIBLE ACTION TO BE TAKEN ON THE
FOLLOWING LISTED ITEMS ON THE AGENDA***

AGENDA

1. CALL MEETING TO ORDER
2. APPROVAL OF MINUTES OF PREVIOUS MEETING
3. UPDATE FROM PROJECT DEVELOPER
4. REVIEW OF DRAFT PROJECT PLAN
5. REVIEW OF DRAFT TAX INCENTIVE AGREEMENT
6. REVIEW OF DRAFT ECONOMIC DEVELOPMENT AGREEMENT
7. DISCUSSION OF ITEMS BROUGHT BEFORE THE COMMITTEE
8. SCHEDULING OF NEXT MEETING DATE
9. ADJOURNMENT

* need for each
area for phase
2000 acres purchased
development phase
construction early 2027

One Plan with:
Economic Dev. Plan
for each phase


Minute Clerk

Bills
Paved
over
Habitat
Creek
10/10/2024

**PCDC TAX INCENTIVE DISTRICT (TID) IREN REVIEW COMMITTEE
SPECIAL MEETING
MINUTES
FEBRUARY 3, 2026**

The PCDC Tax Incentive District (TID) Iren Review Committee, Pittsburgh County, met in special session on February 3, 2026 at 1:30 P.M., Meeting held at the Pittsburgh County Commissioner's Conference Room, after proper notice and agenda were posted indicating time and date. Agenda was posted at 11:11 A.M., January 23, 2026.

1. CALL THE MEETING TO ORDER: The meeting was called to order by Chairman Haynes.

ROLL CALL:

Mike Haynes, Governing Body Representative & Chairman	Present
Sam Rhyme, Kiowa Public Schools Representative	Present
James Schulz, Pittsburgh County Health Department Representative	Present
Shelley Free, Kiamichi Technology Center Representative	Absent
Michael Hull, southeast Oklahoma Public Library System Representative	Present
Brent Stone, At-Large, Business Community Member	Present
Michael Kellogg, At-Large Member	Absent
Rex Hatridge, At-Large Member	Absent

Also present were David Floyd, Floyd & Driver Law Firm; Brian Lott, MCAAP; Mitch Stevenson, Jonathan Gray, Tipton Capital; Evan Horn, Ernest Young; Marat Ahmad, Emerald; Jason Date.

2. APPROVAL OF MINUTES OF PREVIOUS MEETING: Schulz made a motion to approve the minutes from December 17, 2025 special meeting; seconded by Rhyme.

A YE: Mike Haynes
Sam Rhyme
James Schulz
Brent Stone
Michael Hull

NAY: None.

Motion Passed.

3. UPDATE FROM PROJECT DEVELOPER: David Floyd presented the board with his initial questions to the developer and responses. Jason Date explained the land under option o purchase. Date stated that they have started to work towards development including power from PSO. Date stated that the TIF is needed to drive the economics of the project. Date stated that the first 14 pages are just general questions and explained who Iren is. Date gave and overview of the parcels of property. Floyd asked if the property for phase 1 has been acquired. Date stated not at this time. Date explained the project on page 4, saying that the first 600 megawatts investment will be \$31,000,000,000.00 and operational by the end of 2029. Date stated that they are only asking for reimbursement of property taxes of sales taxes. Date explained the overview of jobs created both in construction and operations. Date stated that Iren plans on being an owner operator. Date stated that they are requesting a 25 year abatement % from taxes. Floyd asked if the 25 years is for phase 1 or all taxes. Date stated that they would like to encapsulate all of the phases into the agreement. Floyd stated that there is a 25 year limit once the Tif is activated and explained the different phases could have different activation dates.

Date stated that his is needed to see the project take place and explained the project timeline, stating that phase 1 construction to start in 2027 and be operational in 2029. Date explained the potential 1000 megawatts with expansion to 1500 megawatts. Date gave an overview of the uninterruptable power supply. Horn and Gray explained the closed loop system for the water supply stating that after the first fill the requirements will be minimal for the ongoing need. Floyd asked if they have secured the water with Rural Water District #11. Haynes stated that district 11 water is supplied by Kiowa and they have a cap that they can receive. Date stated that Iren is committed to the roads during the construction phase and will discuss with the Commissioner. Floyd explained the taxes and depreciation schedule per OTC. Date stated that as the existing equipment is depreciated it will be replaced on a 5 year schedule. Floyd stated a stable assessment level if the equipment is being switched out. Hull asked how the Tif is going to grow. Horn stated that will either pay in the taxes and request reimbursement or request the taxes be waived. Floyd explained the option for reimbursement or abatement of all or a portion of the taxes and paid out to the taxing jurisdictions. Floyd asked what Iren wants the total incentive to be. Horn stated that the Texas data center is 100% abatement with pilot taxes. Horn stated they would like 85% abatement or reimbursement, whatever the taxing entities prefer. Rhyme asked about a pilot payment at the beginning until the taxes start. Date stated that they have done annual community grants in other areas. Floyd stated the project could start with sales and use tax on construction materials if the sales tax is included. Haynes stated the state is seeing legislation concerning a moratorium concerning data centers. Floyd asked who would be using the facility. Date stated there are options for google, Microsoft, etc plus small start ups, they have a lot of flexibility. Schulz asked about bit coin mining. Date stated they are looking at AI services. Floyd asked the expected life of the facility. Date stated 30 to 40 years. Schulz asked if they were looking to cross into Atoka County also. Date stated primarily Pittsburg County. Floyd stated that he will start on a draft of the project plan for presentation and explained the economic development agreement or abatement agreement. Rhyme stated that they would like to go to tour the Childress facility. Floyd asked for an estimate of future Tif revenues. Haynes requested that Rhyme to arrange a tour of the Childress facility.

4. REVIEW OF DRAFT PROJECT PLAN: None.

5. DISCUSSION OF ITEMS BROUGHT BEFORE THE COMMITTEE: None.

6. SCHEDULING OF NEXT MEETING DATE: Haynes suggested March 10th at 1:30 or Thursday the 5th. Rhyme suggested the 2nd because of state basketball playoffs. Haynes stated that next meeting will be March 2nd at 2:00 PM.

7. ADJOURNMENT: There being no further business brought before the board; Schulz made a motion to adjourn; seconded by Rhyme.

AYE: Mike Haynes

Sam Rhyme

James Schulz

Brent Stone

Michael Hull

NAY: None.

Motion Passed. Meeting Adjourned.