



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

APR 16 2026
TIME 10:46 AM
HOPE TRAMMELL, COUNTY CLERK
PITTSBURG COUNTY
BY _____ DEPUTY

DATE: April 21, 2026

TIME: 11:30 A.M

PLACE: 3RD FLOOR-TRAINING ROOM
PITTSBURG COUNTY COURTHOUSE
115 EAST CARL ALBERT PARKWAY
MCALESTER, 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. DISCUSSION WITH RURAL WATER DISTRICT #11, PITTSBURG COUNTY, ABOUT
WATER SUPPLY FOR PROJECT EMERALDCO
4. PROJECT UPDATE FROM DEVELOPER
5. REVIEW OF PROJECT PLAN DRAFT
6. MAKING A RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS OF
PITTSBURG COUNTY RELATED TO THE PROJECT
7. ADJOURNMENT

Barthany Lane
Minute Clerk

*Public Hearings
Publish in Two Weeks*

**PCDC TAX INCENTIVE DISTRICT (TID) IREN REVIEW COMMITTEE
SPECIAL MEETING
MINUTES
APRIL 7, 2026**

The PCDC Tax Incentive District (TID) Iren Review Committee, Pittsburg County, met in special session on April 7, 2026 at 11:00 A.M., Meeting held at the Pittsburg County Commissioner’s Conference Room, after proper notice and agenda were posted indicating time and date. Agenda was posted at 9:20 A.M., March 31, 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, Pittsburg 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	Present
Rex Hatridge, At-Large Member	Present

Also, present were David Floyd, Floyd & Driver Law Firm; Marat Ahmad, Jason Date, Evan Horn; John Dorff, ISB Group; Johnathan Wynn, PSO.

2. APPROVAL OF MINUTES OF PREVIOUS MEETING: Schulz made a motion to approve the minutes from March 2, 2026 special meeting; seconded by Kellogg.

AYE: Mike Haynes
Sam Rhyme
James Schulz
Brent Stone
Michael Hull
Rex Hatridge
Michael Kellogg

NAY: None.

Motion Passed.

3. UPDATE FROM PROJECT DEVELOPER: None.

4. DISCUSSION WITH PUBLIC SERVICE COMPANT OF OKLAHOMA ON ELECTRICT PROVISION AND RESIDENTIAL IMPACT: Johnathan Wynn stated that their costs are past on directly to the direct customer and the Data Center is paying for the infrastructure. Wynn stated that there is a House Bill this year that is now in the Senate that requires the rate payee to cover these costs. Wynn stated that PSO has an obligation to provide the service, that they are required to have the power in the power pool to not affect customers. Wynn said that PSO is increasing the rates of power for generation of aging turbines. Hatridge asked Wynn to explain his association to the Kiowa community. Wynn explained that he has had family in the area for over 100 years and that he is local to the area. Hatridge requested that Wynn explain the Southwest Power Pool. Wynn explained the states in the surrounding area are part of a pool or group and pool their resources together as well as mutual assistance in emergencies.

Kellogg asked Wynn to explain the House Bill. Wynn stated that it means the electric companies cannot pass the expense of the data centers onto other customers only the data centers. Kelly stated Warren stated that the infrastructure cannot support the needs of the data center. Candice Crutchfield asked if any NDA are in place. Wynn stated that PSO may have one. Crutchfield asked how long PSO has been on data centers. Wynn stated that they have been n bit coin operations. A citizen asked about the power plant off of Hwy 131. Crutchfield stated that an individual cannot lease their property if an oil & gas lease is in place on the property. Wynn stated that they are always upgrading the system. Crutchfield asked how quickly the power is to be provided. Wynn stated that they have the power but need to upgrade the system and the expense will not be passed on to the rate payers. A citizen asked about the power grid management issue. Jason Date stated that they will install back-up power generation. Date explained back-up generation so it will not affect the area in an emergency. Crutchfield asked about water usage. Date stated that they are still in the early stages in the design phase and that it is a closed loop system, but will take initially 6 million gallons to fill the system and around a 5 to 10% loss on an annual basis. Crutchfield asked why this is being done before a plan or design is in place, water use is an issue.

5. REVIEW OF DRAFT PROJECT PLAN, ECONOMIC DEVELOPMENT AGREEMENT AND TAX INCENTIVE AGREEMENT: David Floyd stated that he represents Pittsburgh County and they are in the very early stages of the project. Floyd explained the review committee as required by statute. Floyd explained the required public hearings and how each taxing entities board decides whether to participate in the project or not. Floyd stated that the data center will have to earn the incentive and it they have not requested a complete abatement of taxes just a partial based on the development. Floyd explained the protections to the taxing entities, the earned assessments and community payments. Floyd explained the job of the review committee. Crutchfield asked about claw back. Floyd explained. Sam Rhyme asked about minimal required payment of ad valorem. Floyd stated that it will follow the ad valorem breakdown. Floyd explained Irens proposal and that it should be economically viable to taxing entities. Floyd explained the framework. Iren explained the assessment and tax amount and that they want to put into place a reasonable floor. Floyd explained the calculations for megawatts. Hatridge asked about community betterment payments. Iren explained. Floyd stated that they will go to the taxing entities and will be recalculated every 5 years. Hatridge explained the Kiowa area and asked if they would be in the community betterment payments. Floyd explained. Crutchfield asked why an assessor is not on the committee. Floyd explained the statutes as to members of the committee. Kelly Warren asked where the water is coming from. Jason Date explained they are still working on the water but that it can be trucked in. Warren asked what they are bringing to the community since they do not bring a lot of jobs. Date explained they will have approximately 100 full time positions at Childress plus additional for construction. Date explained the types of jobs. Warren asked how many acres are included. Date stated 2000 but not all data center. Floyd requested that they use local contractors when possible. Steve Ivey asked about the type of water. Date stated treated water. Floyd asked about the location. Date stated south of Kiowa on both sides of the highway/ Floyd stated that statutes require 2 public hearings and the requirements, as well as publications. Mary asked when they expect a vote. Floyd stated once the project plan is put into place by the committee. Kellogg asked to explain the steps after the review committee. Floyd explained the steps of the taxing entities. John Dorff asked if an entity doesn't approve. Floyd stated only the school can veto. Lindsey Naush from the assessor's office if the type of the property valuation can change until the center is built. Floyd explained the assessed values and community betterment payments. Crutchfield asked why the incentive before it is built. Floyd explained. Crutchfield asked who is funding the project. Date explained the funding. Crutchfield asked how this will affect the property values. Floyd stated that cannot be predicted. Warren asked about the noise levels. Date stated that they site the projects with noise in mind and explained the noise setbacks from residential property.

Warren stated that it is only 4 miles to Kiowa. Date stated that this is not a noisy facility. Nicolee Reading asked about water. Date stated the abatement is important and explained the water. Kelly asked if in a drought will water be trucked in Floyd stated that is up to the water board, that it is outside of this boards scope. David Rudrow stated that he appreciates the investment that they are putting into the community and that he is here to support the project. Hull asked when the betterment payments will be decided. Diane Sorrels asked about the noise compared to the power plant. Dated stated that you cannot compare to the power plant as they are not the same.

6. MAKING A RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS FO PITTSBURG COUNTY RELATED TO THE PROJECT:

Hull moved forward to the Board of County Commissioners. Motion died due to lack of second. Hatridge suggested another meeting in 2 weeks. Floyd stated the week of the 21st. Haynes suggested the 21st at 11:00. Hull requested 11:15. Haynes stated 11:30. Hatridge made a motion to set the next meeting on the 21st at 11:30; seconded Rhyme.

AYE: Mike Haynes
Sam Rhyme
James Schulz
Brent Stone
Michael Hull
Rex Hatridge
Michael Kellogg

NAY: None.

Motion Passed.

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

AYE: Mike Haynes
Sam Rhyme
James Schulz
Brent Stone
Michael Hull
Michael Kellogg
Rex Hatridge

NAY: None.

Motion Passed. Meeting Adjourned.