

Brian West

McAlester, OK
brian@mcalester.net

8 September 2026

Hope Trammell, County Clerk, custodian of records for the Board of County Commissioners of Pittsburg County and for the PCDC Tax Incentive District Review Committee
PO Box 3304 / 115 E. Carl Albert Parkway, McAlester, OK 74501 · countyclerk@pittsburgcountyyok.gov · 918-423-6865

Copy: Board of County Commissioners office, Room 100, bocc@pittsburgcountyyok.gov · Commissioner Mike Haynes, district2@pittsburgcountyyok.gov · Commissioners Charlie Rogers and Ross Selman via bocc@pittsburgcountyyok.gov

Re: Open Records Act request — Emerald ProjectCo Inc. / IREN data center project south of Kiowa; the Board, its members and the review committee

Under the Oklahoma Open Records Act, 51 O.S. § 24A.1 et seq., I request to inspect and obtain copies of the following records of the Board of County Commissioners of Pittsburg County and of the PCDC Tax Incentive District Review Committee, including records held by its officers, the three commissioners individually, the Commissioners' office staff, the committee and its members acting as members, attorneys and other representatives, regardless of medium and regardless of the account or device on which they were created, sent or received.

1. **Communications.** All emails, text and app messages, letters, memoranda, meeting notes, calendar entries and voicemail transcriptions sent or received by the Board, any commissioner, the Commissioners' office, the committee, any committee member in that capacity, or the county's counsel that contain or refer to any of the following, which I offer as the search terms for this item: Emerald ProjectCo Inc.; "Project Emerald", "Emerald" or "EmeraldCo"; the Emerald ProjectCo Data Center Project; IREN, IREN Limited, Iris Energy, IE US Holdings Inc. or any affiliate; Jason Date, Evan Horn, Marat Ahmad, Lindsay Ward, Michel Skura, Jonathan Gray, Gerald Byrd, David Shaw or Giles Walsh; Black Mountain Energy Storage or Caroline O'Brien; Tipton Capital, Mitch Stevenson, Ernst & Young or ISB Group (John Dorff), in connection with the project; Floyd & Driver PLLC or David Floyd, in connection with the project; Public Service Company of Oklahoma or Jonathan Wynn, in connection with the project; the PCDC Tax Incentive District Review Committee under any name; or, in connection with a data center, "TID", "TIF", "incentive district", "tax increment", "abatement", "data center" or "data centre".
2. **Drafts.** Every draft and version of the Project Plan, the Economic Development Agreement and the Tax Incentive Agreement, including the draft plan and draft agreement reviewed on 2 March 2026 and the plan dated 28 April 2026, with transmittal messages, comments and redlines.

3. **The developer's submissions.** Counsel's written information request to the developer referred to on 17 December 2025; the questions and responses presented on 3 February 2026; the financial update presented on 2 March 2026; the phase 1 and phase 2 maps and legal descriptions; every projection, water or power statement, and other document the developer or its advisers (Tipton Capital, Ernst & Young, ISB Group) submitted; and the "new cost estimates" the Board referred to when it tabled the districts on 22 June 2026.
4. **Counsel.** The engagement letter, fee agreement, invoices, timesheets and payment records for Floyd & Driver PLLC in connection with the project, and any agreement, invoice, receipt or correspondence under which IREN, Emerald ProjectCo Inc. or any affiliate pays or reimburses any cost of the county or the committee, including the \$40,000 reimbursement reported in May 2026.
5. **Confidentiality.** Any non-disclosure, confidentiality or exclusivity agreement, and any request for confidentiality, involving the county, any commissioner, any employee or any committee member and any party named in item 1.
6. **The Childress visit.** Invitations, itineraries, travel and expense records, reimbursements, notes, photographs and correspondence for the visit by committee members to IREN's Childress, Texas facility described on 21 April 2026, including who arranged and who paid for it.
7. **The committee's formation.** Resolutions 26-121 (original and amended) and 26-138 with their backup; any document that created, convened or named the committee; the "list of 7 recommended names" referred to on 8 December 2025; and any communication explaining why, as the minutes of 17 November 2025 record, "the names are needed by December 1st," and by whom.
8. **Meeting records.** Minutes, audio or video recordings, sign-in sheets, handouts, slides and presentations for every committee meeting, including the meeting noticed for 27 January 2026 for which no minutes are posted, and for the public hearings of 8 and 22 June 2026, together with every written comment the Board or committee received.
9. **State and utility contacts.** Communications with the Oklahoma Department of Commerce, the Corporation Commission, the Water Resources Board, the Department of Environmental Quality, the Department of Transportation, the Governor's office, any legislator, the Kiamichi Economic Development District of Oklahoma (KEDDO), McAlester Army Ammunition Plant, or Public Service Company of Oklahoma concerning the project.
10. **The Atoka Energy Park.** The "Collective Commitment from Surrounding Counties to Support the Atoka Energy Park Project" that the Board approved as item 9.B on 14 July 2025 and Chairman Rogers signed that day, with everything received with it or since: the information packet, project profile, vendor list and Master Utility Service Agreement; any profit-sharing agreement, resolution, amendment or later action; and all communications with the City of Atoka, Mayor Brian Cathey, John Hardy, JRE Strategies, Prismecs USA or any other participating county about it, or about any other proposal to generate power for data centers, from 1 January 2024.
11. **Water.** Communications with the City of Kiowa, the Kiowa Public Works Authority, Rural Water District No. 11, the City of McAlester, the McAlester Public Works Authority or the Pittsburg County Water Authority concerning water for the project.

Period. 1 January 2025 to the date you process this request. For items that name a specific company or person, please apply no start date: those names did not appear in your records before then, so a floor adds nothing but the risk of a miss.

Specificity. This request is framed to meet 51 O.S. § 24A.5(7): the period above is the time frame, each numbered item seeks identifiable records rather than general information, and the names and phrases listed are the search terms to run. If you consider any item still not reasonably specific, tell me which one and what you need, and I will narrow it by return rather than have the request denied on that ground.

Format. Electronic, in native format with attachments and metadata intact (for example .eml or .msg, .docx, .xlsx), or searchable PDF where no native file exists. Please produce on a rolling basis as records are located rather than holding everything for one release.

Fees. This request is not for a commercial purpose. It is made by a county resident and taxpayer to determine whether those entrusted with public affairs are performing their duties, the purpose for which 51 O.S. § 24A.5 forbids a search fee. I will pay copying at the statutory rate. If you expect the cost to exceed \$50, please send an estimate before incurring it and I will narrow the request or inspect the records in person, which the Act allows at no charge. Should you require advance payment under § 24A.5(4), send the estimate and I will remit it promptly; please do not treat the request as paused before the estimate reaches me.

Withholding. If any record or part of one is withheld, please identify it (date, author, recipient, subject) and cite the specific statutory exemption, and release every reasonably segregable portion as § 24A.5 requires. Messages about public business on personal accounts or devices are records under 2009 OK AG 12. A record does not become confidential because it was placed in a litigation or investigation file (§ 24A.20). Records of the review committee are records of a public body under § 24A.3, and the County Clerk certified its final minutes as its Secretary. No executive session on this subject appears on any 2025 or 2026 agenda, so § 24A.5(1)(b) does not reach these records.

Response. Please acknowledge receipt and tell me when I can expect the first production; the Act requires prompt, reasonable access (§ 24A.5). I am glad to talk through scope by phone if it will speed things up.

Responding online. You may also reply through the page set up for this request, whose address and code appear on the mailed copy. It lets you confirm receipt, upload records, send a written response, or tell me when you expect to produce, and everything posted there becomes part of the public record of this request. A reply by post or email is equally welcome.

Sincerely,

A handwritten signature in black ink that reads "Brian West". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Brian West
brian@mcalester.net

Enclosed, following this letter: the Pittsburg County Clerk Open Records Request form, completed. Its box summarises this request; the numbered items above state it in full, and the form and this letter are one request.

PITTSBURG COUNTY, OKLAHOMA
COUNTY CLERK
OPEN RECORDS REQUEST

DATE 8 September 2026

NAME Brian West

ADDRESS [street address redacted]

PHONE [redacted]

EMAIL brian@mcalester.net

DOCUMENTS REQUESTED Records of the Board of County Commissioners and of the PCDC Tax Incentive

District Review Committee concerning the Emerald ProjectCo / IREN data center south of Kiowa, from 1 January 2025:

(1) communications of the Board, any commissioner, the Commissioners' office, the committee or any member, and county

counsel; (2) every draft of the Project Plan, Economic Development Agreement and Tax Incentive Agreement; (3) the

developer's submissions, incl. the 3 Feb 2026 questions and responses and the "new cost estimates" behind the 22 June

2026 tabling; (4) Floyd & Driver engagement, invoices and any cost reimbursed by the developer; (5) any confidentiality

or exclusivity agreement; (6) the April 2026 Childress visit; (7) Resolutions 26-121 and 26-138 and the committee's

formation; (8) minutes, recordings and sign-in sheets for every meeting and hearing; (9) contacts with state agencies

and PSO; (10) the Atoka Energy Park commitment; (11) water. Full request in my attached letter. — Brian West