

IREN DATA CENTER PROJECT ECONOMIC DEVELOPMENT PROJECT PLAN

A Project Plan under the Oklahoma Local Development Act

62 Okla Stat. §850-859

PREPARED BY PITTSBURG COUNTY, OKLAHOMA

Board of County Commissioners

WITH THE ASSISTANCE OF

FLOYD & DRIVER, PLLC.

118 E. Main Street

Norman, Oklahoma, 73069

www.floyddriver.com

RECOMMENDED FOR APPROVAL BY REVIEW COMMITTEE:

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2/24/2026 Draft for Discussion Purposes Only

ARTICLE I: INTRODUCTION

IREN Limited, acting through its subsidiary Emerald ProjectCo has proposed to undertake the development of a Data Center located in the County. The proposed Data Center may consist of up to three (3) Phases, with each Phase estimated to cost at least \$ _____. This Project Plan will offer incentives to the Company for each Phase of the development to help offset its costs of infrastructure and utility capacity required to serve the Project. In exchange, the local Taxing Entities and the County will receive certain annual payments from the Company as provided below. This additional source of funding will contribute to the financing of vital public infrastructure needs and fulfill the capital and operational needs essential to the County's and the Taxing Entities' growth.

ARTICLE II: DEFINITIONS AND INCORPORATION OF EXHIBITS

Section 2.1: Definitions. In each and every place in and throughout this document, whenever the following terms, or any of them are used, unless the context shall clearly indicate another or different meaning or intent, they shall have the following meanings.

Defined Term	Meaning
"Act"	The Local Development Act, OS § 850, et seq.
"Activation Date"	The date on which any Incentive District is activated, beginning the Term for that respective Incentive District.
"Ad Valorem Tax(es)"	All real and personal property taxes authorized under the Oklahoma Constitution and Statutes covering the Project Site.
"Annual Reports"	Reports required by the Reporting Statutes.
"Base, Base Value"	The amount of Ad Valorem Taxes assessed on the Project Site prior to Activation Date of an Incentive District.
"Certificate of Occupancy"	A final, unrestricted certificate of occupancy dated as of _____, 2026, signifying final completion of a Data Center.
"Commencement Date"	The date of issuance of a Certificate of Occupancy or notice of substantial completion of a Phase pursuant to the Project Plan.
"Community Betterment Payment"	An annual payment to the County and Taxing Entities, as described herein.
"Company"	IREN Limited, acting through its subsidiary, Emerald ProjectCo, Inc.

“County”	Pittsburgh County, Oklahoma.
“County Commissioners”	The Board of County Commissioners of Pittsburgh County, Oklahoma.
“CPI”	The annual average of United States Department of Labor, Bureau of Labor Statistics, Revised Consumer Price Index for All Urban Consumers (CPI-U): U.S. Cities Average, all items index (Reference Base 1982-84 equal 100).
“Data Center”	One or more buildings, structures, or integrated facilities within the Project Site used primarily for the processing, storage, management, transmission, or hosting of digital information or computing services, including the information-technology infrastructure and support systems necessary for continuous and secure operation of such functions, together with customary ancillary facilities associated with technology-infrastructure campuses. The term “Data Center” is intended to encompass present and future forms of computer-processing or digital service infrastructure performing substantially similar functions, regardless of changes in technology, ownership, tenancy, or operational model. ¹
“Designated County Trust”	A public trust established or to be established by the County pursuant to the Oklahoma Public Trust Act, 60 O.S. §176 <i>et seq.</i> to be utilized for lawful economic development purposes.
“Economic Development Agreement”	The Economic Development Agreement dated _____, 2026, by and between the County and the Company related to Phase 1 of the Project
“Incentive”	The partial reduction and abatement of Ad Valorem Taxes assessed on the Data Centers and the Project located within an Incentive District in excess of the Base Value.
“Incentive District”	The Incentive Districts established by this Project Plan in which Ad Valorem Taxes will be partially abated.
“Phases”, “Phase”	A discrete stage or portion of the Project identified in the Project Plan, Development Agreement, or related financing documents, representing a separately planned or implemented segment of: site preparation, land development, or infrastructure installation within the Project Site; construction or expansion of facilities constituting part of the Data Center; or financing, reimbursement, or administrative implementation associated with a defined portion of

¹ The Taxing Entities acknowledge that the Company desires to build 3 Phases, with a Data Center in each of the Incentive Districts but may construct fewer Data Centers resulting in fewer Phases.

	the Project. A Phase may be undertaken sequentially or concurrently with other Phases and may correspond to: a specific geographic portion of the Project Site, a defined scope of infrastructure or development activity, a separate financing or reimbursement component, or a scheduled stage of construction or occupancy. Each Phase shall be treated as part of the single integrated Project for purposes of eligibility under the Oklahoma Local Development Act, unless expressly provided otherwise in this Project Plan. The identification, modification, or completion of any Phase shall not expand the scope of the Project, Data Center, or Project Costs, but solely governs the timing, sequencing, and administration of development and financing activities within the Project Site.
"PILOT Commencement Year"	The year immediately following any year in which the Project Site is exempt from One Hundred Percent (100%) of Ad Valorem Taxes.
"PILOT Payments"	Annual payments in lieu of Ad Valorem Taxes.
"Project"	The planning, acquisition, financing, design, development, construction, reconstruction, installation, equipping, expansion, ownership, leasing, operation, and use of a Data Center and all related site, infrastructure, utility, public, and private improvements located within the Project Site, undertaken in furtherance of the public purposes authorized by the Oklahoma Local Development Act, including without limitation: (i) the acquisition, assembly, preparation, grading, remediation, or improvement of land, easements, rights-of-way, air rights, or other real or personal property interests necessary or convenient for development of the Data Center or supporting infrastructure; (ii) all activities necessary or convenient to finance, refinance, implement, administer, or carry out the foregoing, including increment financing, public-trust financing, leases, development agreements, reimbursement agreements, and related instruments. The term Project shall be interpreted broadly to encompass the entire integrated development within the Project Site and any improvements or activities reasonably related to achieving the public purposes of economic development, employment, investment, infrastructure improvement, or increased tax base authorized by Oklahoma law.
"Project Plan"	This Project Plan approved by the County Commissioners on _____, 2026 establishing the Incentive Districts.
"Project Site"	The areas identified in Exhibits A and B attached hereto on which the Project will be located.

“Resolution”	Resolution No. ____ adopted by the County on _____, 2026, approving the Project Plan.
“Road Use Agreement”	An agreement dated _____, 2026, by and between the Company and the County.
“Supplemental Economic Development Agreements”	Supplemental Economic Development Agreements between the County and the Company providing for the implementation and development of Phase 2 and Phase 3 of the Project.
“Tax Incentive Agreement”	The Local Development Act Tax Incentive Agreement dated _____, 2026, by and among the County, the Company, and the Taxing Entities.
“Taxing Entities”	Kiowa Public Schools, Pittsburg County, Pittsburg County Health Department, Kiamichi Technology Center, and the Southern Oklahoma Public Library System.
“Term”	A term of twenty-five years from each ad valorem Incentive District’s Activation Date.

Section 2.2: Incorporation of Exhibits. The Parties acknowledge and agree that the recitals set forth above and the Exhibits attached hereto are a material part of this Project Plan and are incorporated herein by reference:

Exhibit A: Project Site and Incentive District Maps

Exhibit B: Project Site and Incentive District Legal Descriptions

Exhibit C: Existing Uses and Conditions

Exhibit D: Proposed Improvements and Uses

ARTICLE III: PROJECT DESCRIPTION

This Project Plan, adopted under the provisions of and in accordance with the Act and Article 4, Section 63 of the Oklahoma Constitution is designed to provide the economic incentives necessary to stimulate at least _____ dollars (\$ _____) in initial private investment by the Company in the County with the potential for two (2) additional Phases of development of similar magnitude.

The Company intends to proceed with the Project in three (3) phases. Each developed Phase will include a Data Center comprised of approximately _____ square feet, ancillary buildings, structures and infrastructure that support or are related to the data center campus operations, including but not limited to, utility buildings, structures, and appurtenances and office buildings; however, the precise number and size of Data Centers is subject to change.

Each Phase of the Project will be undertaken in accordance with this Project Plan and the terms of an Economic Development Agreement and a Supplemental Economic Development Agreement between the County and the Company, which will establish a mutually beneficial relationship to implement long-term obligations of the parties and incentivize implementation.

In addition to stimulating new private investment, this Project Plan also aims to ensure that the Taxing Entities receive direct revenue as a result of the Project in the form of Ad Valorem Taxes in excess of the Base Value and Community Betterment Payments during pre-construction and construction of each Phase, as further described herein and in the Economic Development Agreement and the Tax Incentive Agreement. Furthermore, the County and the Taxing entities will receive revenues in the form of PILOT Payments in the event that the Project Site is or ever becomes exempt from Ad Valorem Taxes, as further described herein and in the Economic Development Agreements and the Tax Incentive Agreement.

Because of the potential scope of the Company's investment, the Project is likely to promote further private investment and economic development from related businesses throughout the area, including new businesses that locate to the area and existing local businesses that supply goods or services to the Project.

The combination of increased revenue to the Taxing Entities and private economic development from the Project is likely to enhance the value of other real property in the area and to promote the general public interest.

ARTICLE IV: BOUNDARIES OF PROJECT SITES AND INCENTIVE DISTRICTS

The Project Site contains approximately _____ acres of land located in the County. The Project Site is divided into three (3) Incentive Districts, where the Incentives described herein will be provided, with one (1) Incentive District encompassing each Phase of the Project. The Incentive Districts are contiguous, and the boundaries of the combined Incentive Districts are identical to the boundaries of the Project Site. Depictions of both the Project Site and each Incentive District are included in Exhibit "A" to this Project Plan. The Project Site can be generally described as a portion of land located _____. Detailed legal descriptions of the boundaries of the Project Site and each Incentive District are included in Exhibit "B" to this Project Plan.

ARTICLE V: ELIGIBILITY

The entirety of the Project Site and Incentive Districts are within a reinvestment area, as defined by the Oklahoma Local Development Act. Public improvements are required to reverse economic stagnation or decline, to serve as a catalyst for expanding employment, to attract investment, and to preserve and enhance the tax base.

ARTICLE VI: OBJECTIVES

The principal objectives of this Project Plan and the Incentive Districts are:

- A. To attract the Project and the accompanying investment and development to the County, which would not occur without the Incentives described in this Project Plan.
- B. To generate new revenues for the County or a Designated County Trust and the Taxing Entities in the form Ad Valorem Taxes in excess of the Base Value and of annual Community Betterment Payments during pre-construction and construction of each Phase of the Project, as more particularly described in the Economic Development Agreement and the Tax Incentive Agreement.
- C. To provide security for the County and the Taxing Entities in the form of annual PILOT Payments should the Project Site be exempted from Ad Valorem Taxes, as more particularly described in the Economic Development Agreement and the Tax Incentive Agreement.
- D. To achieve the County's economic development goals and objectives.
- E. To spur economic development in the surrounding area and generate additional wealth for local and regional businesses through the Company's consumption of local services.
- G. To create and attract new temporary and permanent high-quality jobs to the community.

ARTICLE VII: STATEMENT OF PRINCIPAL ACTIONS

Implementation actions for this Project Plan, including all necessary, appropriate and supportive steps will consist principally of (i) offering Incentives available under the Act to support the Project, which are designed to attract and expand investment and quality employment opportunities within the Project Site, (ii) administering this Project Plan, and (iii) enhancing the County's and Taxing Entities' capabilities to fund capital projects and operational requirements.

ARTICLE VIII: ESTABLISHMENT OF INCENTIVE DISTRICTS

This Project Plan creates 3 Incentive Districts, identified herein as Incentive Districts "1", "2", and "3" and as illustrated on Exhibit "A" attached hereto. Pursuant to 62 O.S. §856(B)(2), the County Commissioners are authorized to defer determination of the Activation Date of each Incentive District. All Incentive Districts must be activated within ten (10) years of the date of the Resolution adopting this Project Plan.

Section 8.1: Establishment of Base Value. Pursuant to 62 O.S. § 862, the Pittsburg County Assessor shall, within ninety (90) days of the passage of the Resolution, determine the total assessed value of all taxable real property within the Increment Districts, and certify the total assessed value as the Base Value for each Increment District.

Section 8.2: Establishment of Incentive District No. 1. This Project Plan establishes Incentive District No. 1, an Ad Valorem Tax Incentive District, which shall be activated on the later of: (i) the completion of a Data Center within Incentive District No. 1 as evidenced by the issuance of the final, unrestricted Certificate of Occupancy for the Data Center, or (ii) sixty days after the date of issuance of the Certificate of Occupancy. In lieu of a Certificate of Occupancy, the Company

may deliver notice of substantial completion to the County to trigger the Activation Date. In no event shall the Board of County Commissioners be obligated to activate Incentive District No. 1 until January 1, 2028.

Section 8.3: Establishment of Incentive District No. 2. This Project Plan establishes Incentive District No. 2, an Ad Valorem Tax Incentive District, which shall be activated on the later of: (i) the completion of a Data Center within Incentive District No. 2 as evidenced by the issuance of the final, unrestricted Certificate of Occupancy for the Data Center, or (ii) sixty days after the date of issuance of the Certificate of Occupancy. In lieu of a Certificate of Occupancy, the Company may deliver notice of substantial completion to the County to trigger the Activation Date. In no event shall the Board of County Commissioners be obligated to activate Incentive District No. 2 until Phase 1 of the Project is complete. The Company must provide written notice to the County that it intends to commence Phase 2 within two (2) years of completion of Phase 1. If the Company fails to commence development of Phase 2 within two (2) years of such notice, the County may terminate the inactive Incentive Districts.

Section 8.4: Establishment of Incentive District No. 3. This Project Plan establishes Incentive District No. 3, an Ad Valorem Tax Incentive District, which shall be activated on the later of: (i) the completion of a Data Center within Incentive District No. 3 as evidenced by the issuance of the final, unrestricted Certificate of Occupancy for the Data Center, or (ii) sixty days after the date of issuance of the Certificate of Occupancy. In lieu of a Certificate of Occupancy, the Company may deliver notice of substantial completion to the County to trigger the Activation Date. In no event shall the Board of County Commissioners be obligated to activate Incentive District No. 3 until Phase 2 of the Project is complete. If the Company has completed Phase 2 but the development of Phase 3 has not commenced within 10 years of adoption of this Project Plan, then the inactive Incentive District No. 3 shall terminate. If Phase 2 has been completed and the Company thereafter commences Phase 3 pursuant to an executed Supplemental Economic Development Agreement (including design, engineering, permitting, construction for the site and/or associated infrastructure) within 10 years of the adoption of this Project Plan, then the Incentive Districts for Phase 3 will become effective no later than January 1 of the year in which the tenth anniversary of the Resolution adopting this Project Plan occurs.

Section 8.5: Economic Development Agreement; Supplementals. Concurrent with the approval of this Project Plan, the County and the Company shall enter into an Economic Development Agreement providing for the development of Phase 1. The Economic Development Agreement shall provide for the joint and complementary endeavors of the parties with respect to the Project, and the continuing efforts of the parties to stimulate and implement economic development activities for the benefit of the community with respect to Phase 1. Thereafter, the County and the Company may enter into one or more Supplemental Economic Development Agreements setting forth the terms with respect to Phases 2 and 3, which shall be undertaken in accordance with this Project Plan and the Supplemental Economic Development Agreements. Supplemental Economic Development Agreements shall be entered into prior to the Activation Dates for Phase 2 and Phase 3.

Section 8.6: Term of Incentive Districts. Each Ad Valorem Incentive District shall have a Term of twenty-five years from its Activation Date. For each Ad Valorem Incentive District, all qualifying new investments in real and personal property in the Incentive District made after the Activation Date of each Incentive District Plan and throughout the Term shall be afforded a _____ percent (___%) exemption and no Ad Valorem Taxes shall be assessed against such property.

Section 8.7: Adjustments to Incentive District Boundaries. Because the Project Site plan is subject to change, if a Data Center is constructed that is located within the boundaries of more than one Incentive District, then the County, Taxing Entities, and Company agree to the following: First, if an adjustment of the Incentive District boundaries can be made that would result in the Data Center being located within a single Incentive District and would not result in an addition to an Incentive District constituting more than five percent (5%) of that Incentive District in accordance with 62 O.S. § 858(D), the County Commissioners will administratively adjust the Incentive District boundaries via a minor amendment without any further legislative action required. If such an adjustment of the Incentive District boundaries cannot be made, then the exemption for all Incentive Districts in which the Data Center is located will be activated on January 1 following the issuance of a Certificate of Occupancy or notice of substantial completion for the Data Center. Any subsequently constructed qualifying Project buildings, including Data Centers, that are completed within an Incentive District for which the activation date has already commenced, will still be subject to the ad valorem tax exemption for the remaining Term of that Incentive District.

ARTICLE IX: COUNTY DESIGNATIONS AND AUTHORIZATIONS

Section 9.1: Designation of Principal Entity. The County is designated and authorized as the principal public entity to carry out and administer the provisions of this Project Plan, the Economic Development Agreement, the Supplemental Economic Development Agreements and to exercise all powers necessary or appropriate thereto pursuant to 62 O.S. § 854, including all powers set forth in this Project Plan and the Tax Incentive Agreement.

Section 9.2: Designation of Implementation Officer. The County Commissioners for the County Commission District in which the Project is primarily located, or any successor in office or any designee, shall be the person in charge of implementation of the Project Plan in accordance with the provisions, authorizations, and respective delegations of responsibilities contained in this Project Plan.

Section 9.3: Additional Public Entity. The County may designate and authorize an additional public entity, including without limitation a Designated County Trust, to exercise any powers necessary or appropriate to implementing this Project Plan, including borrowing and financing undertakings in support thereof, and to carry out any powers described in 62 O.S. § 854 except for those powers indicated in 62 O.S. § 854, paragraphs 1, 4, and 7, which are to be reserved by the County. Additionally, the County may direct the Company to remit any payments due to the County directly to a Designated County Trust.

Section 9.4: Implementation Authorizations and Delegation of Authority. The County is authorized to enter into the Economic Development Agreement and Supplemental Economic Development Agreements with the Company, and the Tax Incentive Agreement with the Company and other Taxing Entities. The County officers and the County Commissioners are authorized to provide such information, to execute, certify or furnish documents, and to take any measures necessary and incidental to carrying out the provisions of this Project Plan, and to make minor amendments to this Project Plan.

Section 9.5: Tax Incentive Agreement. Within sixty (60) days of the adoption of this Project Plan, the Company shall enter into a Tax Incentive Agreement with the County and every Taxing Entity, as required by 62 O.S. § 865(A) and (B), providing for PILOT Payments, Community Betterment Payments, and other payments. Notwithstanding anything herein contained to the contrary, including the Activation Dates set forth in Article VIII for the Incentive Districts, the County shall not determine the activation date of any Incentive District until the Tax Incentive Agreement has been approved and executed by every Taxing Entity whose taxes will be subject to the incentives provided under this Project Plan, as required by 62 O.S. § 865(A) and (B).

Section 9.6: Minor Amendments. The County reserves the right to approve minor amendments to the Project Plan, as provided in the 62 O.S. § 858(D), where desirable and appropriate to implement and achieve the objectives of this Project Plan, as long as any such amendment does not change the character or purpose of the plan. These minor amendments include adding to the area of any Incentive District, so long as the additions, considered on a cumulative basis during the twenty-five (25) year term of each Incentive District, do not exceed five (5) percent of the area of the Incentive District.

ARTICLE X: PROJECT COSTS

Section 10.1: Project Costs. The costs of the Project, including any required public infrastructure, will be funded by the Company, and would not occur without the Incentives provided pursuant to this Project Plan.

Section 10.2: Road Use Agreement. In the event that Company requires use of any County owned or maintained roads for oversize or overweight loads, the Company shall enter into a Road Use Agreement setting forth the conditions and payments to the County in consideration for the County's consent to the oversize or overweight loads.

ARTICLE XI: PRIVATE INVESTMENTS AND PUBLIC INCENTIVES

Section 11.1: Projected Private Investments. The total estimated private investment is expected to be at least _____ Dollars (\$ _____) for each Phase. Private investment in the Project Site is expected to consist of the construction, operation, and maintenance of the Project. The direct, indirect, and induced economic impacts are estimated to range between \$ _____ to \$ _____ per Phase.

Section 11.2: Projected Public Incentives. The Project Plan contemplates a partial reduction of Ad Valorem Taxes to be collected during the Term of each Incentive District. Acknowledging that the Project would not be possible without the Incentive Districts, and conditional on the execution by the Company of the Economic Development Agreement, the Supplemental Economic Development Agreements, and the Tax Incentive Agreement, the County and the Taxing entities agree to a reduction in Ad Valorem Taxes collected on the Data Centers after the issuance of a Certificate of Completion or Certificate of Occupancy of ____ Percent () on the new Ad Valorem Taxes attributable to the Project in excess of the Base Value. The projected value of Phase 1 at completion is _____ Dollars (\$_____). Projected assessed value of Phase 1 at completion is _____ Dollars (\$_____). After the Incentive, the projected Ad Valorem Taxes to be paid by the Company at completion of Phase 1 is _____ Dollars (\$_____).

ARTICLE XII: FISCAL IMPACT ON TAXING JURISDICTIONS

Section 12.1: Ad Valorem Taxes: Ad Valorem Taxes collected shall be disbursed to the County and the Taxing Entities as follows:

Taxing Entity	Initial Annual Payment for Phase 1	Share of Total Collections
Kiowa Public Schools		
Pittsburg County		
Health Department		
Kiamichi Technology Center		
Southern Oklahoma Public Libraries System		
Total		

Section 12.2: Community Betterment Payments. The Company shall make Community Betterment Payments to the County for each Phase of the Project, beginning for all Phases on January 1, 2027 and continuing throughout the Term of each Incentive District.. The initial annual Community Betterment Payment for each Phase shall be _____ Dollars (\$_____). After the first annual payment, the amount of the Community Betterment Payment to the County will increase by three percent (3%) each year for each Phase throughout the Term of each Incentive District. Community Development Payments shall be remitted to the Designated County Trust, which shall serve as the central repository for all such payments. The Designated County Trust shall be responsible for distributing the Community Betterment Payments to the Taxing Entities in accordance with the allocations set forth in Section 12.1.

Section 12.3: PILOT Payments to Taxing Entities. Pursuant to this Project Plan and the Tax Incentive Agreement, in the year following the PILOT Commencement Year, the Company shall make annual PILOT payments directly to the County and the Taxing Entities. The initial annual PILOT Payment for Phase 1 will total _____ Dollars (\$_____). For Phases 2 and 3 of the Project, the initial PILOT Payment for each Phase will be the product of the PILOT applicable to Phase 1 in the amount indicated above and the quotient of the CPI in the PILOT Commencement Year for the applicable Phase divided by the CPI in the year 2026. In other words, the initial PILOT for each Phase shall be calculated as follows:

Phase 1 PILOT from the table above x $\frac{\text{CPI in PILOT Commencement Year for applicable Phase}}{\text{CPI in 2026}}$

Thereafter, the PILOT for that Phase will increase by _____ percent (____%) each year.

Section 12.4: General and Intangible Impacts. The general and intangible impacts on the affected taxing jurisdictions from implementation of this Project Plan are positive and include the achievement of the objectives set forth in the Project Plan.

- a. **County.** It is anticipated that the County will realize additional valorem tax revenues. The Project will create new employment opportunities including temporary construction jobs and permanent jobs at the new facility created by the Project. Indirect impacts (associated with employment and income which result from the provision of inputs in support of the primary activity), and induced impacts (associated with the wages and jobs resulting from changes in household expenditures which come about through direct and indirect employment) will also result in additional growth in the County. It is estimated that the County will achieve an estimated \$_____ in additional revenues, including ad valorem taxes.
- b. **Health Department.** It is anticipated that the Health Department will realize additional ad valorem revenues of approximately \$_____ over the life of the Incentive Districts.
- c. **Kiowa Public Schools.** It is anticipated that Kiowa Public Schools will realize additional ad valorem revenues of approximately \$_____ over the life of the Incentive Districts.
- d. **Kiamichi Technology Center.** It is anticipated that Kiamichi Public Schools will realize additional ad valorem revenues of approximately \$_____ over the life of the Incentive Districts.
- e. **Southern Oklahoma Public Library System.** It is anticipated that Southern Oklahoma Public Library System will realize additional ad valorem revenues of approximately \$_____ over the life of the Incentive Districts.

Additionally, the various taxing jurisdictions may realize additional ad valorem tax revenue from additional development outside the boundaries of the Incentive Districts.

Section 12.5: Financial Impact on Business Entities. The Project will have a positive economic impact and impacts on business activities within the Project Site and the greater County community, region, and state, primarily due to the relatively low number of permanent employees anticipated, which mitigates the impact on the affected Taxing Entities, and due to expenditures with local contractors.

The Project is anticipated to create ____ high quality jobs per phase, along with hundreds of construction jobs and significant expenditures with local contractors during both the construction and the operation of each Phase, all of which may draw additional payroll/income to the area per Phase. Most importantly, the Project Plan revenues will enable the County to enhance quality of life through public improvements and accelerate investment and development activities through approved economic development plans.

ARTICLE XIII: FINANCIAL REPORTS AND AUDITS

The activities undertaken by the County pursuant to this Project Plan shall be accounted for and publicly reported by the appropriate and necessary annual fiscal year audits and reports. Annual Reports on the operation of each Incentive District shall be prepared and submitted to the Oklahoma Department of Commerce and each Taxing Entity pursuant to 62 O.S. §§ 860(F) and 867(B). A summary of these Annual Reports shall be published in a newspaper of general circulation in Pittsburg County, as required by 62 O.S. § 867(C).

ARTICLE XIV: LAND USE

Current land uses and conditions of the real property in the Project Site are shown on the map attached as **Exhibit "C"**, "Existing Uses and Conditions." The proposed improvements to and the proposed uses of the Project Site are shown on **Exhibit "D"**, "Proposed Improvements and Uses."

Exhibit “A”: Project Site and Incentive District Maps

2/24/2026 Draft for Discussion Purposes Only

Exhibit “B”: Project Site and Incentive District Legal Descriptions

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