Gmail

Michael Hull <michael.hull@seolibraries.com>

Pitt Co TIF (Emerald ProjectCo) Update

2 messages

David Floyd <david@floyddriverpllc.com> Fri, Apr 3, 2026 at 9:56 AM
To: Hope Trammell <clerk@pittsburg.okcounties.org>, "screnshaw@pittsburg.okcounties.org" <screnshaw@pittsburg.okcounties.org>
Cc: "Floyd & Driver, PLLC Administration" <admin@floyddriverpllc.com>

Good Morning All,

I had a call with the IREN group yesterday. Generally they are comfortable with the structure I've proposed (tiered property tax abatement tied to megawatts energized, community betterment payments, required minimum payments (backstopped by a PILOT agreement). They've proposed some changes to the activation tiers which I would like you all to review. They would also like to be able to activate the first phase before some of the megawatts have been energized if they have hit certain construction milestones and we know that mw will be energized within 60-90 days.

I've attached the most recent markup of the Project Plan that they sent me this morning. I'm reviewing their comments/changes and will be sending a revised version back to them eliminating anything I find objectionable. If any of you see anything you have questions/concerns about please feel free to contact me.

Finally, the agenda for Tuesday has an item for making a recommendation to the Board of County Commissioners. I start putting that item on the agenda at this point in the process just in case you all decide you're ready to move forward. If we end discussion on Tuesday and you all are not ready to make a recommendation we simply table that item until the next meeting.

Let me know if you have any questions or comments. Happy Good Friday and Happy Easter to all.

David C. Floyd, Esq.
Floyd & Driver, PLLC
118 East Main Street
Norman, Oklahoma 73069
(405) 364-6660 Office
(405) 968-5815 Mobile

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Project Plan Draft V7 (4.02.26) IREN Comments.docx
1538K

David Floyd <david@floyddriverpllc.com> Tue, Apr 7, 2026 at 9:19 AM
To: Hope Trammell <clerk@pittsburg.okcounties.org>, "screnshaw@pittsburg.okcounties.org" <screnshaw@pittsburg.okcounties.org>, Jason Date <jason.date@iren.com>, Marat Ahmad <marat.ahmad@iren.com>, Evan Horn <evan.horn@ey.com>
Cc: "Floyd & Driver, PLLC Administration" <admin@floyddriverpllc.com>

Good Morning All,

Attached for our discussion today are my proposed revisions to the Project Plan, incorporating the IREN teams suggestions from last week.

Hope, will you please print 10-15 copies for our meeting?

I'm leaving Madill right now, I will be a few minutes late to our meeting. Apologies in advance for the inconvenience.

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Subject: Pitt Co TIF (Emerald ProjectCo) Update

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2 attachments

Project Plan Draft V8 CLEAN.docx
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Project Plan Draft V8 REDLINE.docx
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