



Michael Hull <michael.hull@seolibraries.com>

IREN Emerald Project2 messages

Alan Martin <alan@methodgrow.com>

Tue, Jul 7, 2026 at 10:26 AM

To: srhyne@kiowa.k12.ok.us, "michael.hull@seolibraries.com"

<michael.hull@seolibraries.com>, sdfree@kctc.edu, pittsburgcounty@hotmail.com, Cathy

Ridenour <pittsburgassessor@gmail.com>, "bocc@pittsburgcountyok.gov"

<bocc@pittsburgcountyok.gov>, countyclerk@pittsburgcountyok.gov,

stoneelectric@gmail.com

Good Morning,

The purpose of this email is to share information, not to bash, not to act like I am anything special. I am really neutral on Data Centers....The contract is my mission.....Data Center, Food Distributer, Rocket Ship Company.....I am looking at the contract....I really dont care what the business is.....

I wanted to share a 2nd round "redlined" version of the Project Plan that I have been working on for some time. I urge the committee members to rescind their AYE votes until this can be properly mapped out and all the unknowns made known. I know that serving on a committee is about like serving on a JURY you don't get paid, spend your time and half the people are happy and half are mad and some don't care.

If this was a trial in front of a Jury today, we would not be able to point to a single guaranteed minimum payment that the county is guaranteed except for a \$200,000.00 payment in June of 2027. That is it.

Who ever wrote this project plan is very intelligent. Good with words, promises, potential outcomes, estimates, and illustrations. There are no BINDING numbers.

MISSING FROM THE PROJECT PLAN AT A MINIMUM:

TAX INCENTIVE AGREEMENT - mentioned over 25 times

ECONOMIC DEVELOPMENT AGREEMENT - mentioned over 15 times

DEVELOPMENT AGREEMENT - 1 mention

FINANCE AGREEMENT - 1 mention

ROAD USE AGREEMENT

the PROJECT PLAN doesn't actually include a Project Plan.....this is a play on words

Why is Exhibit D blank? It is highly likely IREN already has a plan even if it is preliminary.

Cooperate Guarantee on Payments - We have to make sure the parent company guarantees these documents

Community Betterment Payments - these are tied to MW Energized - the contract states MW Energized is tied to the electrical grid.....Solar is not physically attached to the electrical grid....this language has to be cleaned up to protect the CBP

I could go on and on.....

Page 16 of 27 Introductory Period

There is an additional up to 5 years after Activation date where IREN can receive a discounted tax rate from what is agreed on, Page 15 bottom of page (iii) "to be structured to allow for reduced payment levels during Introductory Period" This is detailed in the Tax Incentive Agreement that don't even exist.

There is no clear "Activation DATE" no Clear discount for the Introductory Period No Clear anything its muddy water that can be disputed in a courtroom until the cows come home The activation Date is described as 1 billion dollars spent, which don't make sense on a 25 billion dollar phase, or in the Development Agreement, or Finance Agreement (?) where are these

Top of page 16 - Establish a floor -

how many appraisers have actually appraised any DATA centers.....When you are gonna build a new home, you take your plans to the bank, they have it appraised based upon the plans.....We need IREN's plans...We need to establish a value of the data center 1st....it might appraise for 100 billion or it may appraise for 10 billion.....or it may appraise for 1 billion.....

If We do not know the tax basis to establish what they Should be paying then any number is nothing more than speculation.

How can you trust an attorney that isn't pointing these things out? How can you let anyone negotiate on our behalf that is not bringing these huge details to your attention?

Please rescind your vote and protect the county, citizens, and future until this can be done properly.

Thank you
Alan Martin
918-470-9969



IREN Emerald Project REDLINE.pdf
2908K

BOCC Commissioners Office <bocc@pittsburgcountyok.gov>

Tue, Jul 7, 2026 at
1:53 PM

To: Alan Martin <alan@methodgrow.com>

Cc: srhyne@kiowa.k12.ok.us, "michael.hull@seolibraries.com"

<michael.hull@seolibraries.com>, sdfree@kctc.edu, pittsburgcounty@hotmail.com, Cathy Ridenour <pittsburgassessor@gmail.com>, countyclerk@pittsburgcountyok.gov, stoneelectric@gmail.com

Thank you Mr. Martin. I will make sure each commissioner gets a copy of your email and the 2nd round "redlined" version of the project plan that you attached. Have a good day.

Sandra

[Quoted text hidden]