



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

DEC 15 2025

TIME 1:15 PM
HOPE TRAMMELL, COUNTY CLERK
PITTSBURG COUNTY

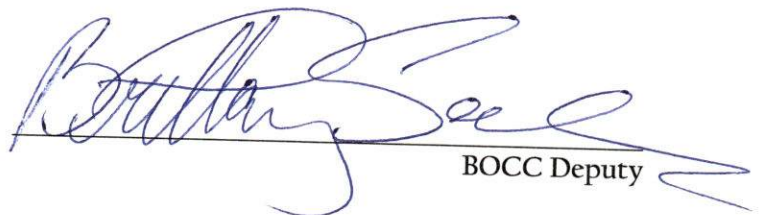
BY _____ DEPUTY

DATE: DECEMBER 17, 2025
TIME: 1:30 P.M.
PLACE: COUNTY COMMISSIONERS CONFERENCE ROOM
PITTSBURG COUNTY COURTHOUSE
115 EAST CARL ALBERT PARKWAY, ROOM 100B
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. ROLL CALL OF COMMITTEE MEMBERS
MIKE HAYNES, Governing Body Representative & CHAIRMAN
SAM RHYNE, Kiowa Public Schools Representative
JAMES SCHULZ, Pittsburg County Health Department Representative
SHELLEY FREE, Kiamichi Technology Center Representative
MICHAEL HULL, Southeast Oklahoma Public Library System Representative
BRENT STONE, At-Large Member, Business Community Member
MICHAEL KELLOGG, At-Large Member
REX HATRIDGE, At-Large Member
3. APPROVE/DISAPPROVE MEETING MINUTES FROM THE DECEMBER 17, 2025 SPECIAL MEETING
4. OVERVIEW OF COMMITTEE RESPONSIBILITIES AND PRICES
5. REVIEW OF PROPOSED PROJECT PLAN
6. UPDATE FROM IREN LIMITED ON PROJECT STATUS
7. DISCUSSION, CONSIDERATION AND TAKE ACTION TO SET NEXT MEETING DATE AND TIME OF THE PROJECT PCDC TAX INCENTIVE DISTRICT (TID) REVIEW COMMITTEE
8. ADJOURNMENT


BOCC Deputy

**PCDC TAX INCENTIVE DISTRICT (TID) IREN REVIEW COMMITTEE
SPECIAL MEETING
MINUTES
DECEMBER 17, 2025**

The PCDC Tax Incentive District (TID) Iren Review Committee, Pittsburg County, met in special session on December 17, 2025 at 1:30 P.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 1:15 P.M., December 15, 2025.

1. CALL THE MEETING TO ORDER: The meeting was called to order by Chairman Haynes.

2. ROLL CALL:

| | |
|---|---------|
| Mike Haynes, Governing Body Representative & Chairman | Present |
| Sam Rhyne, Kiowa Public Schools Representative | Present |
| James Schulz, Pittsburg County Health Department Representative | Present |
| Shelley Free, Kiamichi Technology Center Representative | Present |
| Michael Hull, southeast Oklahoma Public Library System Representative | Absent |
| 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 with Floyd & Driver Law Firm, and representing Iren Jason Date, and Gerald Byrd were via teleconference.

3. APPROVE/DISAPPROVE MEETING MINUTES FROM THE DECEMBER 8, 2025 SPECIAL MEETING: Haynes made a motion to correct the agenda to read December 8, 2025 minutes and approve the minutes; seconded by Schulz.

AYE: Mike Haynes
Sam Rhyne
James Schulz
Shelly Free
Brent Stone
Michael Kellogg
Rex Hatridge

NAY: None.

Motion Passed.

4. OVERVIEW OF COMMITTEE RESPONSIBILITIES AND PRICES: David Floyd explained the committee's responsibilities, stating that they will be building toward the plan document of the committee. Floyd explained the project plan requirements and that the project cannot be longer than 25 years. Floyd explained as re-investment area and stated that the committee will need the legal description of the area with a map included to be able to make everyone aware of exactly where the district is. Floyd stated that the project can be set up in phases and delay activating the district. Floyd explained that the base ad-valorem will not change, it is only the increase in value abated and only applies to new real and personal property. Floyd also explained pilot payments to recoup some of the lost revenue. Floyd stated that each taxing entity does not have to participate and explained the steps for each district, also explaining the mechanism if the project is not met to recapture abated taxes. Floyd stated that the recommendation of the committee has to be approve or disapproved by the Board of County Commissioners.

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Floyd explained the required public hearings and stated that the committee will have several meetings over the project.

5. REVIEW OF PROPOSED PROJECT PLAN: None. Project plan is in the beginning stages.

6. UPDATE FROM IREN LIMITED ON PROJECT STATUS: Jason Date thanked the board for their time and stated that this is their first project outside of Texas. Dated stated that the site is good for electrical infrastructure and that they are working on additional plans for the site, stating that the project is in the early stages of development. Date stated the earliest operating date to be in 2028, with construction being 18 to 24 months before operational. Floyd asked if the project would be in phases. Dated stated 75 mega watts and can build out to possibly 300 mega watts of data per year. Date stated that the sooner the project is online the sooner they can develop other phases. Floyd asked for the cost of the project. Date stated 300 mega watts is 3 to 5 billion at phase one depending on the type of data center could be up to 10 billion. Floyd asked is the system is a closed loop. Date explained the closed loop system on water consumption, not constantly using large amounts of water per day, stating that a closed loop system is like a radiator in a car. Floyd asked about PSO as relative to the data centers electric needs. Date stated that they expect PSO to have the power available in 2028. Floyd asked about the jobs to be created. Date gave an example of the Childress facility operations 100 employees as many as 200 at full operations, stating that the wages will vary based on the skill set and gave examples of positions. Sam Rhyne asked how many phases are expected to be implemented. Date stated up to 5 phases, to be determined with PSO on power available and hopes for at least 2 phases. Rhyne asked about water loss. Date stated 5% per year. Schulz asked if it would be water or chemical loss. Date stated water. Shelley Free asked about the property location. Date stated south of Kiowa, north of Tenaska. Michael Kellogg asked if east or west of the highway. Dated stated both they are working with a design team. Rex Hatridge asked if Tenaska would power the project. Date stated that the power will all be handled by PSO, PSO will source the generation. Brent Stone asked about any environmental pollutants. Floyd asked if they have done the phase 1 environmental. Date stated that the phase 1 is done and that they are not operating a chemical facility and that they do not expect pollutants from the facility. Date stated that the board can visit the Childress facility. Gerald Byrd asked when to expect an information request. Floyd stated that he will be sending one.

7. DISCUSSION, CONSIDERATION AND TAKE ACTION TO SET NEXT MEETING DATE AND TIME OF THE PROJECT PCDC TAX INCENTIVE DISTRICT (TID) REVIEW COMMITTEE: Floyd stated that he need information as to the project plan before the next meeting and that he would like the information by the end of January. Floyd suggested that last week in January. Floyd asked for dates to review the Childress facility. Haynes stated January 27th at 1:30 in the commissioner's conference room for next meeting.

8. ADJOURNMENT: There being no further business brought before the board; Haynes made a motion to adjourn; seconded by Rhyne.

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AYE: Mike Haynes
Sam Rhyne
James Schulz
Shelly Free
Brent Stone
Michael Kellogg
Rex Hatridge

NAY: None.

Motion Passed. Meeting Adjourned.