



# 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

FEB 26 2026

TIME 7:59 AM  
HOPE TRAMMELL, COUNTY CLERK  
PITTSBURG COUNTY

BY \_\_\_\_\_ DEPUTY

DATE: March 2, 2026

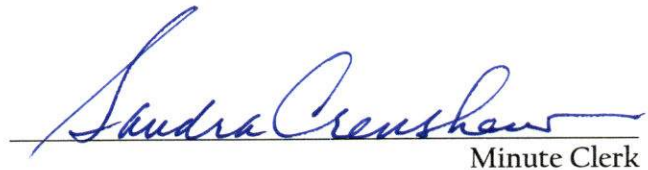
TIME: 2:00 P.M.

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. APPROVAL OF MINUTES OF PREVIOUS MEETING
3. UPDATE FROM PROJECT DEVELOPER
4. REVIEW OF DRAFT PROJECT PLAN
5. REVIEW OF DRAFT TAX INCENTIVE AGREEMENT
6. REVIEW OF DRAFT ECONOMIC DEVELOPMENT AGREEMENT
7. DISCUSSION OF ITEMS BROUGHT BEFORE THE COMMITTEE
8. SCHEDULING OF NEXT MEETING DATE
9. ADJOURNMENT

  
Minute Clerk

**PCDC TAX INCENTIVE DISTRICT (TID) IREN REVIEW COMMITTEE  
SPECIAL MEETING  
MINUTES  
MARCH 2, 2026**

**The PCDC Tax Incentive District (TID) Iren Review Committee, Pittsburg County, met in special session on March 2, 2026 at 2:00 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 7:59 A.M., February 26, 2026.**

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

**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	Present
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, Floyd & Driver Law Firm; Brian Lott, MCAAP; Marat Ahmad, Jason Date, David Shaw, Giles Walsh, Iren: John Dorff, ISB Group.

**2. APPROVAL OF MINUTES OF PREVIOUS MEETING:** Schulz made a motion to approve the minutes from February 3, 2026 special meeting; seconded by Rhyne.

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

NAY: None.

Motion Passed.

**3. UPDATE FROM PROJECT DEVELOPER:** Jason Date stated that they are in the development phase of the 2,000 acre project and that they have closed on the 1<sup>st</sup> property. Date introduced Giles Walsh and David Shaw. Floyd asked if they can layout the phases on a site plan. Date stated that it is still in the development phase. Floyd explained before they can put on for final approval, they will have to have each phase on a map and the corresponding legal descriptions. Date stated that they are only wanting one TID agreement. Floyd explained that it is one agreement in phases to be able to activate each phase at different dates. Date asked if they will be able to amend the legal descriptions. Floyd stated that the plan cannot be altered by more than 10%. Iren presented the financial update for review. The projected values were explained except for the cost approach. The personal property portion of the values were explained as well as the real property. Hull asked about the library portion of the taxes. Schultz also asked about the health portion. Emerald explained that they are included in the county calculation.

Floyd explained the base for the TIF is factored in as taxable. Floyd stated that at the capital they are looking at moratoriums or that data centers may have to provide their own power off of the grid. Date stated that they are watching this and have the power secured with PSO for phase 1, but they may affect future phases.

**4. REVIEW OF DRAFT PROJECT PLAN:** Floyd presented a draft project plan and explained the committee's duties. Floyd stated that the proposed plan is an 85% abatement but can be set differently by the committee as well as the plan dates. Floyd explained the ad valorem, community betterment payments as well as pilot payments. Floyd stated that the pilot payments can be put in place if the tax rate drops.

**Floyd moved to item 6.**

**6. REVIEW OF DRAFT ECONOMIC DEVELOPMENT AGREEMENT:** Floyd explained the economic development agreement and stated that the committee is not responsible for this item.

**Floyd moved to item 5.**

**5. REVIEW OF DRAFT TAX INCENTIVE AGREEMENT:** Floyd stated that this document is not ready for review. Floyd gave an overview stating that it is subsequent to the economic development agreement and that the board does not approve this. Hatridge asked if this will set precedence for future projects. Floyd stated that it does not. Stone asked about the phase's locations. Floyd stated they will be included in the project plan. Floyd stated that each phase is easier to track if each phase has its own separate legal description. Floyd stated now is the time to start filling in the blanks for abatement amounts and community betterment payments.

**7. DISCUSSION OF ITEMS BROUGHT BEFORE THE COMMITTEE:** Haynes asked if the projected numbers are only for phase 1. Date stated years and that phase 2 will have the same values and taxes but phase 3 will be different. Free asked if all the phases will be the same 25 years. Floyd explained that each phase will be 25 years but have different start dates but all phases have to be in place within 10 years from the start. Iren stated that the community betterment payments will start in January of 2027.

**8. SCHEDULING OF NEXT MEETING DATE:** Floyd suggested Monday April 6<sup>th</sup> at 2:00 PM.

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

**PCDC Tax Incentive District Iren Data Review Committee Special Meeting Minutes**  
**March 2, 2026**  
**Page 3**

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

NAY: None.

Motion Passed. Meeting Adjourned.