

## LEGAL ADVERTISEMENT

### NOTICE TO THE PUBLIC OF TWO PUBLIC HEARINGS REGARDING THE PROPOSED EMERALD PROJECTCO DATA CENTER PROJECT ECONOMIC DEVELOPMENT PROJECT PLAN AND THE ADOPTION OF TAX INCENTIVE DISTRICTS

IN PITTSBURG COUNTY, OKLAHOMA

6:00 P.M. MONDAY, JUNE 8, 2026

6:00 P.M. MONDAY, JUNE 22, 2026

Pursuant to the Oklahoma Local Development Act, 62 O.S. § 850, *et seq.*, notice is hereby given to all interested parties that the Board of County Commissioners of Pittsburg County, Oklahoma (the “County”) will hold two public hearings regarding the proposed Emerald ProjectCo Data Center Project Economic Development Project Plan (the “Project Plan”) which contemplates establishing Incentive District No. 1, Pittsburg County (“Incentive District No. 1”) and Incentive District No. 2, Pittsburg County (“Incentive District No. 2”) (together, Incentive District No. 1 and Incentive District No. 2 are the “TID Districts”). The public hearings are scheduled for Monday, June 8, 2026, at 6:00 p.m. and Monday, June 22, 2026, at 6:00 p.m. Both public meetings will be held in the Southeast Expo Center, 4500 West US-270, Room 103, McAlester, Oklahoma 74501.

The purpose of the June 8<sup>th</sup>, 2026, hearing shall be for the purpose of providing information, including an analysis of potential positive or negative impacts, and answering questions regarding the proposed Project Plan. The June 22<sup>nd</sup>, 2026, hearing shall be for persons to have an opportunity to be heard before any votes are taken concerning the adoption of the proposed Project Plan and establishment of the TID Districts.

The Project Plan establishes the TID Districts to provide an economic structure and funding mechanism authorized by the Act for the local tax incentives necessary to stimulate private investment. The Project Plan offers tax incentives in the form of a partial abatement of ad valorem taxes owed on new qualifying construction and investments in the TID Districts for each Phase of the development, to help offset costs of infrastructure and utility capacity required to serve the Project (as defined in the Project Plan). The proposed tax incentives must be earned through actual construction and investment in the TID Districts. If there is no new construction or new investments, no tax incentives will be provided. In exchange, the local Taxing Entities and the County will receive incremental ad valorem tax revenues and certain annual payments. This additional source of funding will contribute to the capital and operational needs essential to the County’s and the Taxing Entities’ growth. The Project Plan does not impose new or existing taxes.

The proposed TID Districts contain an area comprised of approximately 2,000 acres of land located in the County. The Project Site (as described in the Project Plan) is intended to be divided into two (2) Incentive Districts, where the Incentives described in the Project Plan will be provided, with one (1) Incentive District encompassing each Phase of the Project (as described in the Project Plan). The legal description for the TID Districts is as follows:

#### **Phase 1**

- SE SE LESS RY: SEC 27-3-13
- SW, SUBJ TO HWY ROW: SEC 26-3-13
- SE, LESS HWY: SEC 26-3-13
- W2: W2 NE: SEC 25-3-13

**Phase 2**

- ALL THAT PT OF SE SE NE LYG S & E OF CO RD: SEC 33-3-13 TR IN SE LYG S & E OF CO RD, BEG SE/C OF SE, N ALG E LN SE 16.50', S8
- ALL THAT PT OF W2 SW NW LYG S & E OF CO RD: SEC 34-3-13
- TR IN N2 SEC 34-3-13 DESC AS BEG @ A PT 1320' S00 06 57E ALG SEC LN & 465.04' N89 59 03E FROM NW/C OF SEC 34, 462.75' N39 13
- TR IN NW NW SEC 34-3-13 DESC AS BEG NW/C OF SEC 34, S00 06 57E ALG W LN 1320', N89 59 03E ALG S LN OF NW NW 465.04', N39 13 0
- UND 1/2 INT TR IN SEC 34-3-13 BEG @ NE/C OF SEC, S 2330' TO N ROW OF HWY 69, S53 09 53W 531.54', S53W 90.8', S54 14 40W 451.7
- UND 1/2 INT ALL THAT PT OF NW LYING N & W OF NEW HWY 69: SEC 35-3-13 (UND 50% INT)
- ALL S2 LYG S & E OF HWY 69 LESS 2.79 AC HWY: SEC 34-3-13
- W2 SE SW: SEC 35-3-13
- SW NE SE: W2 SE SE: E2 SE SW: SW SE: NWLY DIAG 1/2 OF SE SE SE LESS RD: SEC 35-3-13
- NW SW: NE SW: NW SE, LESS 0.14 AC HWY: SEC 35-3-13
- ALL THAT PT OF NW LYING S & E OF NEW HWY 69 LESS 4.36 ACS TO HWY: SEC 35- 3-13
- N2 NE SE: NE: SEC 35-3-13
- SW SW: SEC 35-3-13

Copies of the Project Plan may be obtained free of charge at the County Clerk's Office located in the County Courthouse, 115 E Carl Albert Pkwy, Suite 103, McAlester, Oklahoma 74501, during regular business hours.

**Hope Trammell  
County Clerk  
Pittsburg County, Oklahoma  
115 E Carl Albert Pkwy, Suite 103  
McAlester, Oklahoma 74501**

**Exhibit "A"**  
**Incentive District Map**

