

**NOTICE TO THE PUBLIC OF TWO PUBLIC HEARINGS
REGARDING THE SPRINGBOARD DATA CENTER
ECONOMIC DEVELOPMENT PROJECT PLAN**

Pursuant to the Oklahoma Local Development Act, 62 O.S. §850, et seq. (“Act”), notice is hereby given to all interested persons that the Board of County Commissioners of Muskogee County (“County”) will hold two public hearings regarding the proposed Springboard Data Center Economic Development Project Plan (“Project Plan”) and its supporting four (4) incentive districts (“Incentive Districts”).

Both public hearings will be held in the Muskogee County Services Building, Commissioners’ Board Room, 400 W. Broadway, Suite 010, Muskogee, Oklahoma. The first public hearing will be at **8:30 a.m. on Monday, July 21, 2025**, and will be for the purpose of providing information, including an analysis of potential positive or negative impacts, and answering questions regarding the proposed Project Plan and Incentive Districts. The second public hearing will be held at **8:30 a.m. on Monday, August 4, 2025**, and will be for the purpose of giving members of the public an opportunity to be heard prior to any vote on the proposed Project Plan and Incentive Districts.

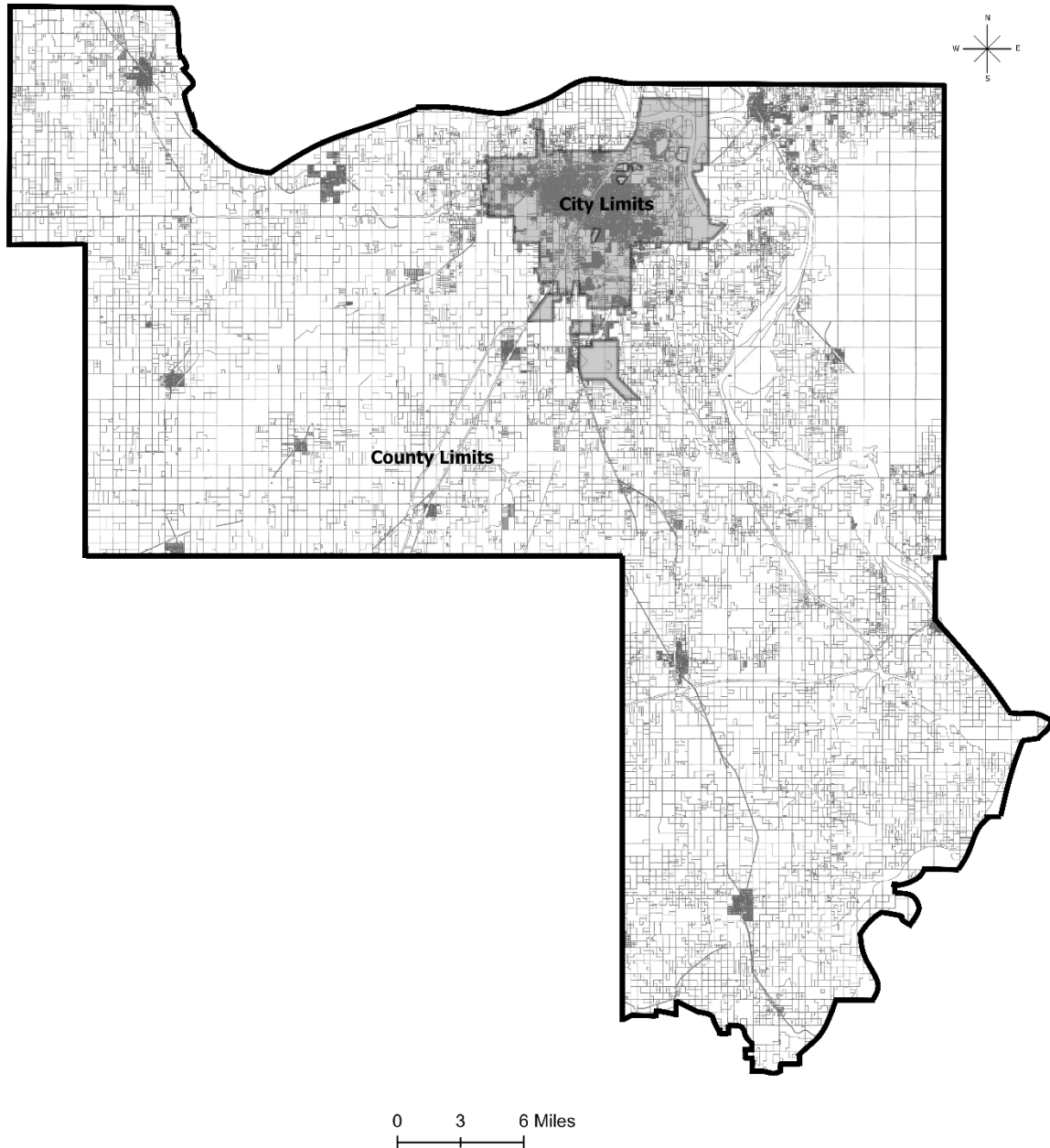
The proposed Project Plan is a project plan as defined under the Act. The proposed project will be undertaken by the Board of County Commissioners of Muskogee County in order to provide an economic structure and financial support for the development of a multi-phased data center development, with a minimum private investment of \$1 billion per phase. Financial support for the project will be provided through the implementation of the Incentive Districts, which will grant a 100% exemption from all ad valorem taxes and special assessments on real and personal property investments within each of the Incentive Districts for the 25-year duration of each Incentive District. No new or increased taxes are involved. The tax exemptions will be subject to approval by all affected taxing entities of an agreement ensuring certain payments in lieu of taxes are made to the taxing entities in consideration of the exemptions.

A draft of the proposed Project Plan may be reviewed by any person interested, in the Office of the County Clerk at the Muskogee County Services Building, 400 W. Broadway, Suite 010, Muskogee, Oklahoma, during normal business hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, and at the following web address:

https://muskogee.okcounties.org/media/view/springboard_data_data_center_project_plan_6-30-25_2969.pdf.

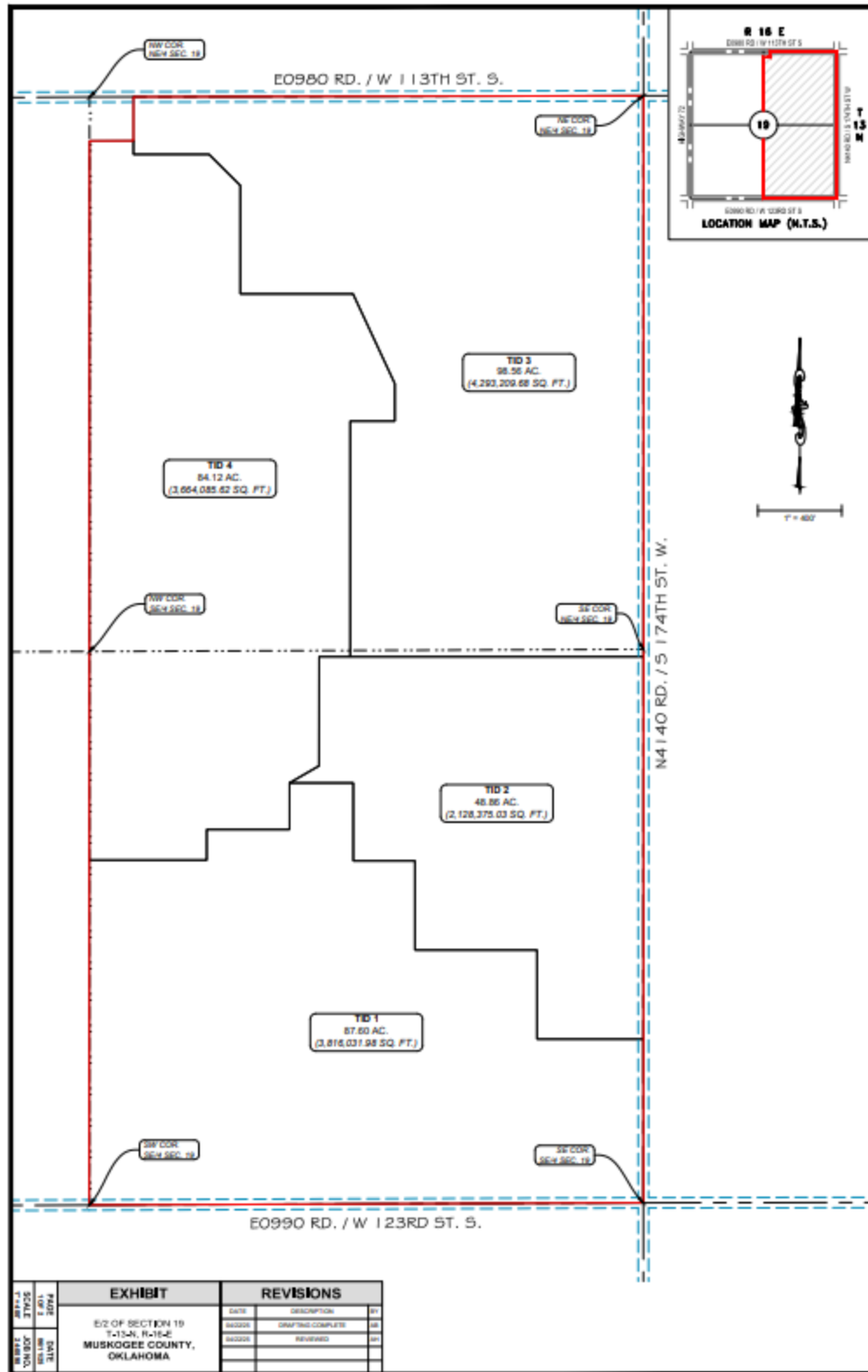
The Project Area and Incentive Districts are illustrated in Exhibit A and described in Exhibit B to the Project Plan. The Incentive Districts will be given appropriate numerical designations and effective dates of creation within 10 years of the Board of County Commissioners’ adoption of the Resolution approving the proposed Project Plan following the conclusion of the second public hearing. The boundaries of the Project Area and Incentive Districts are described and illustrated below.

Map of Project Area



The Project Area encompasses the jurisdictional boundaries of Muskogee County, Oklahoma, as modified from time to time, and is the area in which Project activities and Project Costs will occur.

Map of Project Site and Incentive Districts



Project Site Legal Description: The Project Site is comprised of approximately 320 acres of real property in Muskogee County, State of Oklahoma, as more particularly described below:

A TRACT OF LAND BEING PART OF THE EAST HALF (E/2) OF SECTION NINETEEN (19), TOWNSHIP THIRTEEN (13) NORTH, RANGE SIXTEEN (16) EAST OF THE INDIAN MERIDIAN, MUSKOGEE COUNTY, OKLAHOMA. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 19, THENCE S 1°20'18" E ON THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4) A DISTANCE OF 2,639.22 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4);
THENCE S 1°19'58" E ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 19 A DISTANCE OF 2,639.14 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE/4);
THENCE S 88°25'50" W ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE/4) A DISTANCE OF 2,641.24 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE/4);
THENCE N 1°19'30" W ON THE WEST LINE OF SAID SOUTHEAST QUARTER (SE/4) A DISTANCE OF 2,639.41 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 19;
THENCE CONTINUING N 1°19'30" W ON THE WEST LINE OF SAID NORTHEAST QUARTER (NE/4) A DISTANCE OF 2,434.74 FEET;
THENCE N 88°32'05" E ON A LINE PARALLEL TO THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4) A DISTANCE OF 209.00 FEET;
THENCE N 1°19'30" W ON A LINE PARALLEL TO THE WEST LINE OF SAID NORTHEAST QUARTER (NE/4) A DISTANCE OF 209.00 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4);
THENCE N 88°32'05" E ON THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4) A DISTANCE OF 2,431.25 FEET BACK TO THE **POINT OF BEGINNING**.

AND BEGINNING AT THE NORTHWEST CORNER OF THE NE/4 OF SAID SECTION 19, THENCE SOUTH 209 FEET, THENCE EAST 209 FEET, THENCE NORTH 209 FEET, THENCE WEST 209 FEET TO THE POINT OF BEGINNING.
SAID TRACT CONTAINS 320.14 ACRES (13,945,383.45 SQ. FT.) AS DESCRIBED.

The Project Site is divided into four (4) Incentive Districts, where the tax incentives described in the Project Plan will be provided. All Phases of the Project will be located within the Incentive Districts. The boundaries of the four Incentive Districts are identical to the boundaries of the Project Site.

Incentive District Legal Descriptions:

Incentive District 1:

A TRACT OF LAND BEING PART OF THE EAST HALF (E/2) OF SECTION NINETEEN (19), TOWNSHIP THIRTEEN (13) NORTH, RANGE SIXTEEN (16) EAST OF THE INDIAN MERIDIAN, MUSKOGEE COUNTY, OKLAHOMA. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 19, THENCE S 1°20'18" E ON THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4) A DISTANCE OF 2,639.22 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4); THENCE S 1°19'58" E ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 19 A DISTANCE OF 1,858.19 FEET TO THE **POINT OF BEGINNING**.

THENCE CONTINUING S 1°19'58" E ON THE EAST LINE OF SAID SOUTHEAST QUARTER (SE/4) A DISTANCE OF 780.95 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE/4);

THENCE S 88°25'50" W ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE/4) A DISTANCE OF 2,641.24 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE/4);

THENCE N 1°19'30" W ON THE WEST LINE OF SAID SOUTHEAST QUARTER (SE/4) A DISTANCE OF 1,644.65 FEET;

THENCE N 88°39'52" E A DISTANCE OF 559.12 FEET;

THENCE N 1°20'08" W A DISTANCE OF 145.86 FEET;

THENCE N 88°39'52" E A DISTANCE OF 395.18 FEET;

THENCE N 1°20'08" W A DISTANCE OF 221.93 FEET;

THENCE N 88°39'52" E A DISTANCE OF 303.93 FEET;

THENCE S 1°20'08" E A DISTANCE OF 371.11 FEET;

THENCE N 88°39'52" E A DISTANCE OF 294.02 FEET;

THENCE S 1°20'08" E A DISTANCE OF 425.34 FEET;

THENCE N 88°39'52" E A DISTANCE OF 581.50 FEET;

THENCE S 1°20'08" E A DISTANCE OF 424.24 FEET;

THENCE N 88°40'02" E A DISTANCE OF 507.19 FEET BACK TO THE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 87.60 ACRES (3,816,031.98 SQ. FT.) AS DESCRIBED.

Incentive District 2:

A TRACT OF LAND BEING PART OF THE EAST HALF (E/2) OF SECTION NINETEEN (19), TOWNSHIP THIRTEEN (13) NORTH, RANGE SIXTEEN (16) EAST OF THE INDIAN MERIDIAN, MUSKOGEE COUNTY, OKLAHOMA. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 19, THENCE S 1°20'18" E ON THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4) A DISTANCE OF 2,639.22 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4); THENCE S 1°19'58" E ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 19 A DISTANCE OF 35.19 FEET TO THE **POINT OF BEGINNING**.

THENCE CONTINUING S 1°19'58" E ON THE EAST LINE OF SAID SOUTHEAST QUARTER (SE/4) A DISTANCE OF 1,823.00 FEET;
THENCE S 88°40'02" W A DISTANCE OF 507.19 FEET;
THENCE N 1°20'08" W A DISTANCE OF 424.24 FEET;
THENCE S 88°39'52" W A DISTANCE OF 581.50 FEET;
THENCE N 1°20'08" W A DISTANCE OF 425.34 FEET;
THENCE S 88°39'52" W A DISTANCE OF 294.02 FEET;
THENCE N 1°20'08" W A DISTANCE OF 371.11 FEET;
THENCE S 88°39'52" W A DISTANCE OF 303.93 FEET;
THENCE N 58°35'03" E A DISTANCE OF 162.55 FEET;
THENCE N 1°20'08" W A DISTANCE OF 520.89 FEET;
THENCE N 88°40'02" E A DISTANCE OF 1,546.07 FEET BACK TO THE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 48.86 ACRES (2,128,375.03 SQ. FT.) AS DESCRIBED.

Incentive District 3:

A TRACT OF LAND BEING PART OF THE EAST HALF (E/2) OF SECTION NINETEEN (19), TOWNSHIP THIRTEEN (13) NORTH, RANGE SIXTEEN (16) EAST OF THE INDIAN MERIDIAN, MUSKOGEE COUNTY, OKLAHOMA. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 19, THENCE S 1°20'18" E ON THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4) A DISTANCE OF 2,639.22 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4);
THENCE S 1°19'58" E ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 19 A DISTANCE OF 35.19 FEET;
THENCE S 88°40'02" W A DISTANCE OF 1,397.60 FEET;
THENCE N 1°20'08" W A DISTANCE OF 1,122.91 FEET;
THENCE N 88°39'52" E A DISTANCE OF 212.23 FEET;
THENCE N 1°20'08" W A DISTANCE OF 179.25 FEET;
THENCE N 26°16'50" W DISTANCE OF 471.47 FEET;
THENCE S 88°39'52" W A DISTANCE OF 537.90 FEET;
THENCE N 1°20'08" W A DISTANCE OF 516.98 FEET;
THENCE N 46°20'08" W A DISTANCE OF 210.43 FEET;
THENCE S 88°39'51" W A DISTANCE OF 360.51 FEET;
THENCE N 1°19'30" W A DISTANCE OF 273.41 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER (NE/4) OF SECTION 19;

THENCE N 88°32'05" E ON THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4) A DISTANCE OF 2,431.25 FEET BACK TO THE **POINT OF BEGINNING**.
SAID TRACT CONTAINS 98.56 ACRES (4,293,209.68 SQ. FT.) AS DESCRIBED.

Incentive District 4:

A TRACT OF LAND BEING PART OF THE EAST HALF (E/2) OF SECTION NINETEEN (19), TOWNSHIP THIRTEEN (13) NORTH, RANGE SIXTEEN (16) EAST OF THE INDIAN MERIDIAN, MUSKOGEE COUNTY, OKLAHOMA. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 19, THENCE S 88°32'05" W ON THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4) A DISTANCE OF 2,431.25 FEET TO THE **POINT OF BEGINNING**.

THENCE S 1°19'30" E A DISTANCE OF 273.41 FEET;
THENCE N 88°39'51" E A DISTANCE OF 360.51 FEET;
THENCE S 46°20'08" E A DISTANCE OF 210.43 FEET;
THENCE S 1°20'08" E A DISTANCE OF 516.98 FEET;
THENCE N 88°39'52" E A DISTANCE OF 537.90 FEET;
THENCE S 26°16'50" E A DISTANCE OF 471.47 FEET;
THENCE S 1°20'08" E A DISTANCE OF 179.25 FEET;
THENCE S 88°39'52" W A DISTANCE OF 212.23 FEET;
THENCE S 1°20'08" E A DISTANCE OF 1,122.91 FEET;
THENCE S 88°40'02" W A DISTANCE OF 148.47 FEET;
THENCE S 1°20'08" E A DISTANCE OF 520.89 FEET;
THENCE S 58°35'03" W A DISTANCE OF 162.55 FEET;
THENCE S 1°20'08" E A DISTANCE OF 221.93 FEET;
THENCE S 88°39'52" W A DISTANCE OF 395.18 FEET;
THENCE S 1°20'08" E A DISTANCE OF 145.86 FEET;
THENCE S 88°39'52" W A DISTANCE OF 559.12 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 19;
THENCE N 1°19'30" W ON THE WEST LINE OF SAID SOUTHEAST QUARTER (SE/4) A DISTANCE OF 994.76 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE/4);
THENCE N 1°19'30" W ON THE WEST LINE OF THE NORTHEAST QUARTER (NE/4) OF SECTION 19 A DISTANCE OF 2,643.74 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE/4).
THENCE N 88°32'05" E ON THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4) A DISTANCE OF 209.00 FEET BACK TO THE **POINT OF BEGINNING**.
SAID TRACT CONTAINS 85.12 ACRES (3,707,766.75 SQ. FT.) AS DESCRIBED.