

## NOTICE OF MEETING OF THE GRAY COUNTY COMMISSIONERS COURT

NOTICE IS HEREBY GIVEN that, in accordance with the Government Code, Chapter 551, (known as the Open Meetings Act), as amended, a REGULAR MEETING OF THE COMMISSIONERS' COURT, the governing body of Gray County, will be held on the **Fifteenth day of October, 2025 at 9:00 a.m.** in the Commissioners Courtroom at the Gray County Courthouse, 205 N Russell, Pampa, Texas, at which time, the subjects below will be considered and potentially acted upon.

1. Hold public hearing on Gray County's intent to enter into a "Tax Abatement Agreement" with IP Meitner, LLC to provide 10-year tax abatements (the "Tax Abatements") for each of Phase 1, Phase 2, and Phase 3, each relating to a data-center facility.

a) Owner of property: The Owner of the Improvements and Additions (defined below) that would be subject to the Tax Abatements for Phase 1, Phase 2, and Phase 3 is IP Meitner, LLC, 120 W Kingsmill Ave, Suite 120, Pampa, TX 79065.

b) Applicant for Abatement: The Applicant for the Phase 1, Phase 2, and Phase 3 Tax Abatements, is IP Meitner, LLC, 120 W Kingsmill Ave, Suite 120, Pampa, TX 79065.

c) Name and location of the Reinvestment Zone: MEITNER REINVESTMENT ZONE in Gray County, Texas. Parcel listings and maps of the entire Reinvestment Zone can be viewed upon request at the County Judge's office, located at 205 N Russell, Pampa, Texas or on the County website at <https://www.co.gray.tx.us/>.

d) Improvements and Additions:

- Phase 1 (Building 1) Real Property and Personal Property
- Phase 2 (Building 2) Real Property and Personal Property
- Phase 3 (Building 3) Real Property and Personal Property

Anticipated "Improvements" and "Additions" for each Phase include: Construction of a data center facility, power and cooling equipment, networking, racks, hardware, software, utility, infrastructure, security systems, logistics improvements, related buildings, and any and all other associated forms of real property improvements and tangible personal property.

e) Estimated Cost of the Improvements: Approximately \$1,000,000,000 per phase. The total estimated cost of the improvements for all (3) potential Phases is expected to be approximately \$3,000,000,000.

f) Termination of Other Tax Abatement Agreement. If all three of the proposed Tax Abatements for Phase 1, Phase 2, and Phase 3 are approved and the Tax Abatement Agreement is entered into by the respective parties, the following agreement would then be contemporaneously and mutually terminated without liability to any of the parties to such agreement: Tax Abatement Agreement (Hydrogen) between Gray County and IP Meitner, LLC dated on or about March 7, 2024.

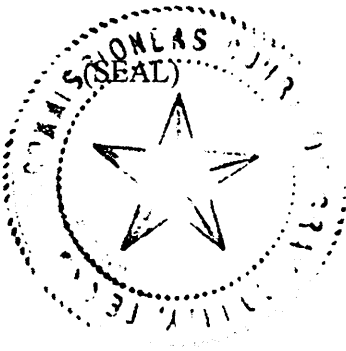
Signed this 15<sup>th</sup> day of September 2025.

Chris Porter  
Chris Porter, County Judge

STATE OF TEXAS  
COUNTY OF GRAY

I, Dee Dee Laramore, County Clerk, and the Ex-Officio Clerk to the Commissioners Court, hereby certify that the above and foregoing is a true and correct copy of a NOTICE OF MEETING posted by me at the Courthouse door in Pampa, Gray County, Texas, where notices are customarily posted this 15<sup>th</sup> day of September, 2025.

Witness my hand and seal of office at Pampa, Gray County, Texas the 15<sup>th</sup> day of September, 2025 at 10:08 (a.m) / p.m.



Dee Dee Laramore  
County Clerk  
Gray County, Texas