

GATEWAY GROUNDWATER CONSERVATION DISTRICT

PO BOX 338, 223 South Main Street

QUANAH, TEXAS 79252

940-663-5722

940-663-2577 FAX

**Directors: W.W. Tabor, Jason Poole, True Burson,
H.L. Ayers, Brent Whitaker, Harvey Truelock,
James Sweeney, William Lockett, Delton Brown,
James Gillespie, Gage Moorhouse, Zach Hollis**



Board of Directors Meeting

May 5, 2022

8:00 am

223 S. Main Street, Quanah, Texas 79252

1. Call to order by President.

If during the course of the meeting, discussion of any item on the agenda should be held in a closed meeting, the Board will conduct a closed meeting.

2. Determination of Quorum by Secretary.
3. Public Comments-Please sign in and limit comments to three minutes general and three minutes per specific agenda item addressed not to exceed nine minutes in total.
4. Consider and act on Minutes of March 3, 2022 meeting.
5. Consider and act on reappointment of board members.
6. Financial and Investment Report
7. Consider and Act on Scholarship Applications.
8. Hydrologists Report.
9. Consider and Act on Tax Deeds:

Parcel **6020**, winning bidder **Joshua Tree Associates LLC**, in the amount of **\$951.00**

Parcel **6339**, winning bidder **Joshua Tree Associates LLC**, in the amount of **\$951.00**

Parcel **5180**, winning bidder **Joshua Tree Associates LLC**, in the amount of **\$951.00**

Parcel **4516**, winning bidder **Joshua Tree Associates LLC**, in the amount of **\$901.00**

Parcel **6309**, winning bidder **Kazimir Investments, LLC**, in the amount of **\$444.00**

10. Consider and possible action of well permits:

David Stratham	Livestock.	Childress	Whitaker
Sean McDaniel	Livestock	Hardeman	Walther
Howard Head	Domestic**	Childress	Hydro Resources
US Development Holdings	Test	Childress	Whitaker
William Lockett	Livestock	Motley	Whitaker
Johnie Gann	Livestock.	Cottle	Walther
Steve Tenbrink x 2	Irrigation	Foard	Bradford
Casey Singleton x 2	Livestock	Hardeman	Bradford
Pease River Ranch x 2	Livestock	Motley	Aqua Pro
Tanya Multer	Livestock	Motley	Jameson
Fannie G Trust x 2	Irrigation.	Childress	Jameson
Erik Heninger	Domestic	Hardeman	Walther
James Friesen x 2	Irrigation	Hardeman	Rockin S 7
Creed Cade	Livestock	Hardeman	Walther
Marc Shipton (Bar Jar)	Livestock	Hardeman	Walther
Ann Sparkman	Livestock	Hardeman	Walther
Kathi Beimer	Livestock	Hardeman	Walther

11. Discussion and possible action regarding Tax Abatement Agreements with Iris Energy, formally IE US Development Holdings 3 Inc., IE US Hardware 1 Inc., IE US Hardware 2 Inc., IE US Hardware 3 Inc., and IE US Hardware 4 Inc. pursuant to Chapter 312 of the Texas Tax Code.
12. Manager's Report.
13. Other Business.
14. Set Date and Time for next Board Meeting.
15. Adjournment.

The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at anytime. At anytime during the meeting and in compliance with the Texas Open Meetings Act, Chapter 551, Government Code, Vernon's Texas Codes. Annotated, the Gateway Groundwater Conservation District Board may meet in executive session on any of the above agenda items for consultation concerning attorney-client matter (551.071); deliberation regarding real property (551.072); deliberation regarding prospective gift (551.073); personal matters (551.074); and deliberation regarding security devices (551.075). Any subject discussed in executive session may be subject to action during an open meeting. THE AGENDA, IN DETAIL AND IN THE ABOVE LISTED ORDER IS ON THE BULLETIN BOARD ANY MAY BE OBTAINED IN THE COUNTY CLERK'S OFFICE OF THE HARDEMAN, FOARD, CHILDRESS, COTTLE, King, and MOTLEY COUNTY, COURTHOUSES.

NOTICE OF TAX ABATEMENT CONSIDERATION

GATEWAY GROUNDWATER CONSERVATION DISTRICT

DATE: May 5, 2022

TIME: 8:00 A.M.

PLACE: District Office, 223 South Main, Quanah, Texas 79252

PURPOSE: The Gateway Groundwater Conservation District will discuss and take possible action regarding tax abatement agreements with Iris Energy, formally IE US Development Holdings 3 Inc., IE US Hardware 1 Inc., IE US Hardware 2 Inc., IE US Hardware 3 Inc., and IE US Hardware 4 Inc., pursuant to Chapter 312 of the Texas Tax Code.

Property Owners and Applicant for Tax Abatement: Iris Energy, formally IE US Development Holdings 3 Inc., IE US Hardware 1 Inc., IE US Hardware 2 Inc., IE US Hardware 3 Inc., and IE US Hardware 4 Inc.

Proposed Reinvestment Zone: Iris Energy Reinvestment Zone

Property in Proposed Reinvestment Zone: See attached map and legal description provided in Exhibit "A" attached hereto and incorporated herein for all purposes.

Anticipated Improvements: Iris Energy is anticipating building and operating a proprietary data center and other electrical infrastructure related to the mining of Bitcoin, to be completed in three (3) phases. The general description of the nature of the improvements included in the agreements are as follows:

- Phase I Data Center Capacity of one hundred (100) megawatts (AC) located in the Reinvestment Zone. Owner agrees that Phase I of its data center facility on the Site in the Reinvestment Zone will have a minimum Data Center Capacity of no less than one hundred (100) megawatts (AC). It is estimated that, if built to its maximum capacity, Phase I of the data center facility will require an estimated capital investment of approximately one hundred ninety-seven million five hundred thousand dollars (\$197,500,000.00).
- Phase II Data Center Capacity of three hundred (300) megawatts (AC) located in the Reinvestment Zone. Owner agrees that Phase II of its data center facility on the Site in the Reinvestment Zone will have a minimum Data Center Capacity of no less than three hundred (300) megawatts (AC). It is estimated that, if built to its maximum capacity, Phase II of the data center facility will require an estimated capital investment of approximately five hundred ninety-two million five hundred thousand dollars (\$592,500,000.00).
- Phase III Data Center Capacity of two hundred (200) megawatts (AC) located in the Reinvestment Zone. Owner agrees that Phase III of its data center facility on the Site in the Reinvestment Zone will have a minimum Data Center Capacity of no less than two hundred (200) megawatts (AC). It is estimated that, if built to its maximum capacity, Phase III of the data center facility will require an estimated capital investment of approximately six hundred and five million dollars (\$605,000,000.00).

Estimated Cost of the Improvements: The total estimated cost of the improvements being contemplated by Iris Energy for all three (3) phases is approximately \$1,395,000,000

**FOR DETAILED INFORMATION OR QUESTIONS CALL CARRIE DODSON
AT 940-663-5722**

CERTIFICATION

I certify that the above Notice of Tax Abatement Consideration (including Exhibit “A”) was posted on the District’s website and at the Gateway Groundwater Conservation District at a place readily accessible to the general public at all times on the ___ day of March, 2022, and pursuant to Texas Tax Code 312.207 and Chapter 551, Texas Government Code, said Notice remained so posted continuously for at least 30 days preceding the scheduled time of said Meeting.

Carrie Dodson, District Manager
Gateway Groundwater Conservation District

Exhibit "A"

**LEGAL DESCRIPTION AND MAP OF
IRIS ENERGY REINVESTMENT ZONE**

Iris Energy Reinvestment Zone is comprised of the following real property. In the event of discrepancy between this Exhibit "A" and the attached map, this legal description shall control; provided however, the Iris Energy Reinvestment Zone shall in no way be deemed to include any portion of any municipality.

416.083 acres of land out of Section 421, Abstract 208, Block H, W & NW RY. Co. Surveys, Childress County, Texas

