STATE OF TEXAS) (

MITCHELL COUNTY HOSPITAL DISTRICT

COUNTY OF MITCHELL) (

ON THE TWENTY FIFTH OF AUGUST 2026 after required notice and having the agenda posted according to law, the members of the board met in called session at 5:30 p.m. in the Conference Room at Mitchell County Hospital at 997 West I-20 in Colorado City, Texas. The members of board in attendance were:

KALEB JACKSON, President

RICHY WOMACK, Vice-President

HELEN EDWARDS, Member

HENRYK OLSTOWSKI, Member

DONNA GOEBEL, Member

Absent Members:

MARIA RUBIO, Secretary

MARSHA RICKARD, Member

Also present was Jim Bullard, RHMA; Michelle Gafford, CEO; Diane Moore, CFO on the phone; Murray Hall, COO; Sterling Burleson, Hospital Attorney; Erica Thurman, Administrative Assistant; Garrett Peters, KE Andrews; Nick Niebur, KE Andrews; Mike Redwine, Mitchell County Judge; Dr. Larry Polk, CISD Superintendent

- **Kaleb Jackson called the meeting to order at 5:30 p.m.**

- **Michelle Gafford gave the invocation for this meeting.**

- **Public Comments -** No public comments were made.

- **Conflict of Interest Declaration** – Richy Womack has conflict of interest for item number IX.

- **Public Hearing on First Amendment to Tax Abatement Agreement between Mitchell County Hospital District and Cipher Barber Lake, LLC, Tax Abatement Agreement between Mitchell County Hospital District and Cipher Barber Lake, LLC (Barber Lake Phase II), and Tax Abatement Agreement between Mitchell County Hospital District and Cipher Barber Lake Resources, LLC (Barber Lake Phase III).**
  Mr. Jackson opened the public hearing at 5:33 pm. Mr. Peters introduced himself and addressed the Board regarding the first amendment to Phase I. He explained that the amendment was necessary to correct a typographical error in the original document. The original document stated that the project would have a capacity of 240 megawatts; however, the correct capacity is 300 megawatts. Mr. Olstowski asked how frequent the generators would operate and whether all the generators would operate simultaneously. Mr. Peters stated that one generator would operate regularly for approximately three months, with the generators rotating during that period. Once the project reaches the stage of

testing and checking all equipment, all three generators will operate simultaneously for a short period for testing purposes only.

Mr. Peters then discussed the proposed subsequent phases of the project. Phase II will consist of an expansion that includes an additional building located north and west of the Phase I building. The building is expected to have approximately 500 megawatts of capacity. Phase III will consist of an additional building with approximately 1,000 megawatts of gross power capacity, with the possibility of including a power plant. The proposed upfront payments associated with the phases are $500,000 at the 30th day after beginning of construction of Phase II and $750,000 at the 30th day at the beginning of construction of Phase III.

Mr. Peters noted that, at the County meeting on Monday, a request was made to remove the proposed power plant from the project. The proposed power plant would operate on natural gas. He also stated that the overall size of the project is comparable to the Stargate project located in Taylor County.

Mr. Olstowski asked about the cooling system and whether it would operate as a closed-loop system. Mr. Peters confirmed that the cooling system would be 100% closed loop. He explained that the water used to cool the equipment must meet precise specifications, so the water has been being shipped to the facility after undergoing reverse osmosis treatment. The cooling loop will need to be recharged approximately every four to five years. Mr. Peters stated that the fire suppression tank and domestic office use will be the only components of the project using community water. Mr. Peters clarified that the phases have been prioritized differently from their original numbering. The project currently referred to as Phase III is the higher priority due to the Governor's statements regarding a number of concerns regarding the potential grid issues and will effectively be constructed as Phase II, while the project originally identified as Phase II will be constructed as Phase III. Phase I is already receiving tenant equipment deliveries.

Mr. Jackson asked about the anticipated timeline for Phases II and III. Mr. Peters said Phase II, originally named Phase III, is expected to begin construction at the end of 2026 and be completed by the end of 2028 or early 2029. Phase III, originally named Phase II, is expected to begin construction at the end of 2027 and be completed in 2031. With no public comments, Mr. Jackson closed the public hearing at 5:56 pm.

- **Review, Discuss & Possible Action on First Amendment to Tax Abatement Agreement between Mitchell County Hospital District and Cipher Barber Lake, LLC.**
  Mr. Womack made a motion to approve the First Amendment to Tax Abatement Agreement between Mitchell County Hospital District and Cipher Barber Lake, LLC as presented. Mr. Olstowski seconded the motion, which carried unanimously.

- **Review, Discuss & Possible Action on Tax Abatement Agreement between Mitchell County Hospital District and Cipher Barber Lake, LLC (Barber Lake Phase II).**
  Mr. Olstowski made a motion to approve the Tax Abatement Agreement between Mitchell County Hospital District and Cipher Barber Lake, LLC (Barber Lake Phase II) as presented. Mrs. Edwards seconded the motion, which carried unanimously.

- **Tax Abatement Agreement between Mitchell County Hospital District and Cipher Barber Lake Resources, LLC (Barber Lake Phase III).**
  Mrs. Edwards made a motion to approve the Tax Abatement Agreement between Mitchell County Hospital District and Cipher Barber Lake Resources, LLC (Barber Lake Phase III) as presented. Mr. Olstowski seconded the motion, which carried unanimously.

- **Review, Discuss & Possible Action on Short Term Loan**
  Mr. Richy abstained himself and left the room prior to any discussion due to the conflict of interest. Mrs. Gafford explained to the board that she would like to get approval for the possibility of applying for a short-term loan in the amount of $1,138,225 at City National Bank. We will be receiving funds from the Intergovernmental Transfer/Uncompensated Care of $1,517,633.45 in September.

Mr. Olstowski made a motion to approve the hospital district entering into a short-term loan agreement of $1,138,225, with the City National Bank of Colorado City, and to authorize the MCHD CEO to execute all documents to effectuate such loan. Mrs. Goebel seconded the motion, which carried unanimously.

- **Medical Staff Report – Michelle Gafford, CEO**
  - Credentialing – Allied Health – Concord
    - Ben Sheets, MD
    - Anthony Cecchini, NP
  - Approve Courtesy Privileges
    - Christopher Gammarano, MD – Tele-Radiology – Vesta
    - Ashley Chatigny, DO – Tele-Psych
    - Kristy O'Neill, PMHNP – Tele-Psych
    - Telemedicine – Avel eCare
      - Benjamin Christians, DO
      - Jaret Copeman, DO
      - Katie DeJong, DO
      - Nathan Elg, DO
      - Justin Espland, DO
      - Casey Green, MD
      - Nathaniel Johnson, MD
      - Tyler Koedam, MD
      - Donald Kosiak, Jr, MD
      - Lucas Mailander, MD
      - Matthew Nipe, MD
      - Andrea Pham, DO
      - Tyler Price, MD
      - Kelly Rhone, MD
      - Alan Sazama, MD
      - Benjamin Shives, MD
      - Nicole Stethem, MD
      - Garrett Taylor, MD
      - John Travnicek, MD
      - Lucas Van Oeveren, MD
      - Collin Vaughn, MD
      - Heeyoung Wang, MD
    - Telemedicine – Concord
      - Opeyemi Awe, MD
      - Momin Islam, MD
      - George Germanos, MD
      - Imran Ali-Bandesha, MD
      - Khushwant Mangat, MD
      - John Blevins, MD
    - Approve Courtesy Privileges from Temporary Courtesy Privileges
      - Elaina Klimchuck, MD – Tele-Psych
      - Dawn Picotte, MD – Tele-Psych

Mrs. Edwards made a motion to approve temporary privileges that are valid through September 30th Credentialing and Courtesy privileges as recommended by the Medical Staff & Administration; Mr. Olstowski seconded the motion, which carried unanimously.

- **Administrator's Report**
  a) Mrs. Gafford reminded the board of the upcoming August 31st board date.
  b) Mrs. Gafford reminded the board that the September board meeting will be September 29th.
  c) Mrs. Gafford updated the board on the Intergovernmental Transfer/Uncompensated Care

- **With no further business to address, this meeting was adjourned. The time was 6:17 p.m.**

Kaleb Jackson, Chairman
Mitchell County Hospital District Board of Directors