

FILED FOR RECORD

January 5, 2026

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JAN 13 2026

The Honorable Brian Umphress
County Judge
Jack County
100 Main Street, Suite 206
Jacksboro, Texas 76458

**VANESSA JAMES, County Clerk
JACK COUNTY, TEXAS**

BY _____ DEPUTY

RE: Engagement Letter for the Preparation of Abatement Agreements, Development Incentives and Related Negotiation Services – CyrusOne

Dear Judge Umphrees:

Thank you for the opportunity to provide consulting services to your ongoing projects in Jack County. **Capex Resources Group** is a project finance and economic consulting firm based in Frisco, Texas. A significant percentage of our client base is made-up of local governmental entities like Jack County. Our specific public sector utility services include:

- Tax Abatement Negotiation Services, Including Development of Complete Abatement / PILOT Agreements
- Utility Rate & Cost of Service Studies (Electricity, Natural Gas, Water, Wastewater, and Solid Waste)
- Impact Fees/System Development Charges
- Wholesale Water, Wastewater, Electricity, Solid Waste, and Natural Gas Contract Negotiations and Structuring
- Water Rights Purchase, Sales, and Leasing
- Road Use Agreements
- Ad Valorem Valuation Analysis, Identification of Omitted Property, Development of Valuation Challenge Petitions
- Bond Feasibility
- Comprehensive Project Definition, Feasibility, and Development Services
- Development of Comprehensive Financial and Technical Feasibility Models
- Industrial District Program Development
- Litigation Support
- Loan and Grant Program Management [Identification / Application / Disbursement / Compliance]
- Lost Business Income Claims / Time Element Deductible
- Municipal Airport Fee Development and Revenue Studies
- Non-Rate Revenue [tapping and connection, late charge, disconnect fees, etc.] Evaluations
- Oil and Gas Lease Negotiation and Royalty Analysis
- Operational Optimization Studies / Operating and Capital Cost and Benchmarking

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- Owners Representative Services
- Renewable Energy Credit and Carbon Financial Instrument Marketing
- Renewable Energy Project Development Services
- Retail Electricity Contract and Demand Charge Negotiation
- Sales Tax Analysis & Optimization

It is my understanding that the primary objective of Jack County is to develop an incentive structure that provides maximum benefit to the County while adequately incentivizing eligible projects. To assist you in achieving this objective, Capex Resources Group will provide the following deliverables:

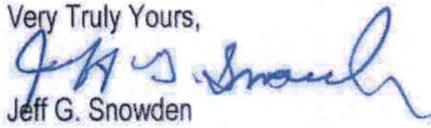
- 1.) Preparation of project economic impact analysis.
- 2.) If needed, develop County Guidelines and Criteria for Granting Tax Abatements
- 3.) Development, assistance with developer input, processing, and presentation to Commissioner's Court of Application for Tax Abatement and Designation of Reinvestment Zone
- 4.) Coordination with County Legal Counsel
- 5.) Provide background on separated material and labor agreements and recommend structure, as applicable
- 6.) Define estimated taxable value or total range of taxable values of the project or facility for which abatement is sought
- 7.) Periodic Reporting to Commissioner's Court as requested
- 8.) Take the lead on the development, negotiation, and final execution of a Tax Abatement Agreement that provides maximum economic benefits to Jack County.

As Chief Executive of Capex Resources Group, I will serve as Project Manager and will be responsible for all aspects of this effort.

Based on my understanding of your needs I propose a not to exceed fee of \$30,000.00. Progress payments will be billed on a monthly basis.

If this proposal is acceptable to you, please execute one copy of this letter and return it to our Frisco office. Thank you for this opportunity; we look forward to working with you on this important engagement.

Very Truly Yours,


Jeff G. Snowden
Principal
Capex Resources Group

ACCEPTED BY:



Date

January 12, 2024

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