



**MINUTES**

STATE OF TEXAS

COUNTY OF TITUS

CITY OF MOUNT PLEASANT

The Mount Pleasant Economic Development Corporation Board of Directors, after notice posted in the manner, form, and contents as required by law, met **February 12, 2026, at 11:00 AM** at 302 N. Jefferson Ave., Suite 101, Mount Pleasant, TX 75455.

<b>Name</b>	<b>Members</b>	<b>Present (Y or N)</b>
Erman Hensel	President	Y
Mike Price	Vice President	Y
Andy Fortenberry	Treasurer / Secretary	Y
Chris Elliott	Member	Y
Darrell Grubbs	Member	N
Debbie Corbell	Member	Y
Steve Capps	Member	N
Thomas Ratliff	Ex-Officio	N
Wesley Lyons	Ex-Officio	Y
<b>Also in Attendance were the Following Staff Members and City Staff</b>		
Kevin Carter	Executive Director	Y
Janeth Moreno	Assistant Director	Y
Claribel Banda	Director of Community Development	Y
Rob Vine	City Manager	Y

**1. CALL TO ORDER: 11:02 AM**

**2. PUBLIC COMMENTS**

No public comments.

**3. CONSENT AGENDA:**

- a. Motion by **Andy Fortenberry**, seconded by **Debbie Corbell**, to approve Minutes for January 8<sup>th</sup>, January 20<sup>th</sup>, and January 27<sup>th</sup> Board Meetings. Upon a vote, motion carried unanimously.
- b. Motion by **Chris Elliott**, seconded by **Andy Fortenberry**, to approve financials for December 2025. Upon a vote, motion carried unanimously.

**4. EXECUTIVE SESSION**

The Board retired into executive session at **11:05 AM** to consider the following:

- a. 551.087 'Deliberations Regarding Economic Development Negotiations.' #26-01-5, #26-01-7

The Board returned to open session at **11:18 AM**

**RECONVENE INTO REGULAR SESSION**

No Action Taken.

**5. DISCUSS, CONSIDER AND TAKE APPROPRIATE ACTION ON PROJECT LIFT & VARIANCE FOR PARK COVENANTS.**

Motion made by **Chris Elliott**, seconded by **Andy Fortenberry**, to approve Project Lift and variance for park covenants. Upon a vote, motion carried unanimously.

**6. EXECUTIVE DIRECTOR'S REPORT**

- State of the Economy
- Team Texas
- Project Updates
- Bylaws & Fiscal Agent Agreement



7. ADJOURN: 11:47 AM

Motion made by **Mike Price**, seconded by **Chris Elliott**, to adjourn the February 12, 2026, meeting. Upon a vote, motion carried unanimously.

A handwritten signature in blue ink, reading 'Erman Hensel', is written over a horizontal line.

ERMAN HENSEL, PRESIDENT