



**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 **January 8, 2026, at 11:00 AM** at 302 N. Jefferson Ave., Suite 101, Mount Pleasant, TX 75455.

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

**1. CALL TO ORDER: 11:00 AM**

**2. PUBLIC COMMENTS**

No public comments.

**3. CONSENT AGENDA:**

- a. Motion by **Darrell Grubbs**, seconded by **Mike Price**, to approve Minutes for November 13<sup>th</sup> & December 1<sup>st</sup> Board Meetings. Upon a vote, motion carried unanimously.
- b. Motion by **Darrell Grubbs**, seconded by **Mike Price**, to approve financials for October & November 2025. Upon a vote, motion carried unanimously.

**4. EXECUTIVE SESSION**

The Board retired into executive session at **11:01 AM** to consider the following:

- a. 551.087 'Deliberations Regarding Economic Development Negotiations.' Aluminz, #26-01-1

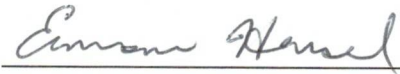
The Board returned to open session at **11:23 AM**

**5. RECONVENE INTO REGULAR SESSION**

No Action Taken.

- 6. **DISCUSS, CONSIDER AND TAKE APPROPRIATE ACTION ON FIRST AMENDMENT TO LEASE AGREEMENT FOR REVIVE ALUMINUM, INC (DBA ALUMINZ).** Motion made by **Steve Capps**, seconded by **Darrell Grubbs**, to approve the First Amendment to the Lease Agreement for Revive Aluminum, Inc. (dba Aluminz). Upon a vote, motion carried unanimously.

7. **DISCUSS, CONSIDER AND TAKE APPROPRIATE ACTION ON FIRST AMENDMENT TO PERFORMANCE AGREEMENT FOR REVIVE ALUMINUM, INC (DBA ALUMINZ).** – Motion made by **Mike Price**, seconded by **Steve Capps**, to approve the First Amendment to the Performance Agreement for Revive Aluminum, Inc. (dba Aluminz), with the exception of the early disbursement of funds in the amount of \$750,000. Early disbursement of funds to be discussed at a later date and upon obtaining additional information. Upon a vote, motion carried unanimously.
  
8. **EXECUTIVE DIRECTOR'S REPORT**  
Topics Discussed: Project updates, site consultants meeting, State of the Economy, Team Texas update.
  
9. **ADJOURN: 11:59 AM**  
Motion made by **Mike Price**, seconded by **Steve Capps**, to adjourn the January 8, 2026, meeting. Upon a vote, motion carried unanimously.

  
\_\_\_\_\_

ERMAN HENSEL, PRESIDENT