



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 **November 13, 2025, at 11:00 AM** at 302 N. Jefferson Ave., Suite 101, Mount Pleasant, TX 75455.

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

1. CALL TO ORDER: 11:01 AM

2. PUBLIC COMMENTS

No public comments.

3. CONSENT AGENDA:

- a. Motion by **Chris Elliott**, seconded by **Darrell Grubbs**, to approve Minutes for October 9th Board Meeting. Upon a vote, motion carried unanimously.
- b. Motion by **Chris Elliott**, seconded by **Darrell Grubbs**, to approve financials for September 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. 551.072 'Real Property' to deliberate the purchase, exchange, lease, or value of real property. NE Quadrant & SW Quadrant
- b. 551.087 'Deliberations Regarding Economic Development Negotiations.' #25-10-1

The Board returned to open session at **11:20 AM**

5. RECONVENE INTO REGULAR SESSION

No Action Taken.

6. DISCUSS, CONSIDER AND TAKE APPROPRIATE ACTION ON MOUNT PLEASANT ECONOMIC DEVELOPMENT CORPORATION POLICIES AND PROCEDURES MANUAL.

Motion made by **Mike Price**, seconded by **Steve Capps**, to approve the Mount Pleasant Economic Development Corporation Policies and Procedures Manual. Upon a vote, motion carried unanimously.



7. **DISCUSS, CONSIDER AND TAKE APPROPRIATE ACTION ON MATCH FOR HIGH DEMAND JOB TRAINING GRANT, NOT TO EXCEED \$50,000 (FIFTY THOUSAND DOLLARS).** – Motion made by **Chris Elliott**, seconded by **Debbie Corbell**, to approve, match for high demand job training grant, not to exceed \$50,000 (fifty thousand dollars). Upon a vote, motion carried unanimously.

8. **DISCUSS, CONSIDER AND TAKE APPROPRIATE ACTION REGARDING ROAD CONSTRUCTION EXPENSES FOR THE I-30 BUSINESS PARK ROAD, IN AN AMOUNT NOT TO EXCEED \$350,000 (THREE HUNDRED FIFTY THOUSAND DOLLARS).**- Motion made by **Steve Capps**, seconded by **Darrell Grubbs**, to approve road construction expenses for the I-30 Business Park Road, in an amount not to exceed \$350,000 (Three Hundred Fifty Thousand Dollars). Upon a vote, motion carried unanimously.

9. **EXECUTIVE DIRECTOR'S REPORT**
Topics Discussed: TEDC Conference, Data Centers, Water Study, Boots & Biz, Strategic Workshop, Economix, reappointment of board members.

10. **ADJOURN: 11:38 AM**
Motion made by **Chris Elliott**, seconded by **Mike Price** to adjourn the November 13, 2025, meeting. Upon a vote, motion carried unanimously.

A handwritten signature in blue ink that reads 'Erman Hensel'. The signature is written in a cursive style and is positioned above a horizontal line.

ERMAN HENSEL, PRESIDENT