



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 **October 9, 2025, at 11 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	N
Chris Elliott	Member	Y
Thomas Ratliff	Ex-Officio	Y
Wesley Lyons	Ex-Officio/Mayor	Y
Rob Vine	City Manager	Y
Claribel Banda	Director of Community Development	N

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

2. **PUBLIC COMMENTS**
No public comments.

3. **CONSENT AGENDA:**

- a. Motion by **Chris Elliott**, seconded by **Darrell Grubbs**, to approve Minutes for September 25th Meeting. Upon a vote, motion carried unanimously.

4. **EXECUTIVE SESSION**

The Board retired into executive session at **11:02 AM** to consider the following:

- a. 551.072 'Real Property' to deliberate the purchase, exchange, lease, or value of real property. Southwestern Quadrant
- b. 551.087 'Deliberations Regarding Economic Development Negotiations.' #25-08-1, #25-09-1, #25-09-2, #25-09-5, #25-09-6, #25-10-1

The Board returned to open session at **11:34 AM**

5. **RECONVENE INTO REGULAR SESSION**

No Action Taken.

- 6. **DISCUSS, CONSIDER AND TAKE APPROPRIATE ACTION ON PERFORMANCE AGREEMENT WITH MOBILE MEDIC AUTOMOTIVE CONVERSIONS, LLC.** – Motion made by **Chris Elliott**, seconded by **Debbie Corbell**, to approve the performance agreement with Mobile Medic Automotive Conversions, LLC under the following terms: \$100,000 qualified expenditures, creation of 10 FTEs positions with an average hourly wage of \$22.50, and MPEDC to provide \$10,000 per FTE to be paid over three years as performance milestones are met, up to a maximum of 10 FTEs (\$100,000.00). Upon a vote, motion carried unanimously.



7. **DISCUSS, CONSIDER AND TAKE APPROPRIATE ACTION ON PERFORMANCE AGREEMENT WITH 206 WEST 2ND, LLC.**- Motion made by **Darrell Grubbs**, seconded by **Andy Fortenberry**, to approve the performance agreement with 206 West 2nd LLC under the following terms: \$500,000 in qualified expenditures, a minimum of 6 FTEs positions with an average hourly wage of \$14 to be created within the next two years, and MPEDC to provide \$60,000, with an additional \$20,000 contingent upon the creation of two additional FTE positions, bringing total to 8 FTEs. Upon a vote, motion carried unanimously.

8. **DISCUSS, CONSIDER AND TAKE APPROPRIATE ACTION ON MOUNT PLEASANT ECONOMIC DEVELOPMENT CORPORATION POLICIES AND PROCEDURES MANUAL.**- Board tabled item.

9. **EXECUTIVE DIRECTOR'S REPORT**
TEDC Events, Project Updates, EDC Partnerships, Business Park Updates

10. **ADJOURN: 12:04 PM**
Motion made by **Darrell Grubbs**, seconded by **Chris Elliott**, to adjourn the October 9, 2025, meeting. Upon a vote, motion carried unanimously.

A handwritten signature in blue ink, appearing to be 'E. Hensel', is written over a horizontal line.

ERMAN HENSEL, PRESIDENT

MIKE PRICE - V President