



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 August 21, 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	Interim Executive Director	N
Erman Hensel	President	Y
Mike Price	Vice President	Y
Debbie Corbell	Member	Y
Andy Fortenberry	Treasurer / Secretary	N
Darrell Grubbs	Member	Y
Steve Capps	Member	Y
Chris Elliott	Member	Y
Thomas Ratliff	Ex-Officio	Y
Wesley Lyons	Ex-Officio/Mayor	Y
Greg Nyhoff	Ex-Officio/City Manager	Y
Rob Vine	Newly Appointed 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 **Steve Capps**, seconded by **Mike Price**, to approve Minutes for July 17th Meeting. Upon a vote, motion carried unanimously.
- b. Motion by **Chris Elliott**, seconded by **Darrell Grubbs**, to approve financials for July 2025. Upon a vote, motion carried unanimously.

4. **EXECUTIVE SESSION**

The Board retired into executive session at **11:06 AM** to consider the following:

- a. 551.072 'Real Property' to deliberate the purchase, exchange, lease, or value of real property. Project Sum, Project Adjacent
- b. 551.087 'Deliberations Regarding Economic Development Negotiations.' Project Wick
- c. 551.074 Personnel Matters: "To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee."

The Board returned to open session at **12:03 PM**

5. **RECONVENE INTO REGULAR SESSION**

No Action Taken.

6. **ACTION: CONSIDER AND POSSIBLY APPROVE PERFORMANCE AGREEMENT WITH ALEXANDER RYAN INVESTMENT, LLC; INCLUDING AUTHORIZING PRESIDENT TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY AND SUBJECT TO REVISIONS DEEMED NECESSARY BY EDC STAFF OR ATTORNEY.** – Motion made by **Chris Elliott** seconded by **Steve Capps**, to approve Performance Agreement with Alexander Ryan Investment, LLC; including authorizing President to execute any and all documents necessary and subject to revisions deemed necessary by EDC staff or attorney. Upon a vote, motion carried unanimously.

7. **ACTION: CONSIDER AND POSSIBLY APPROVE KEVIN CARTER, EXECUTIVE DIRECTOR, AS AUTHORIZED SIGNOR FOR MOUNT PLEASANT ECONOMIC DEVELOPMENT CORPORATION AND THE CITY OF MOUNT PLEASANT, TEXAS INDUSTRIAL DEVELOPMENT CORPORATION.** – Motion made by **Mike Price**, seconded by **Darrell Grubbs**, to approve Kevin Carter, Executive Director, as authorized signor for Mount Pleasant Economic Development Corporation and the City of Mount Pleasant, Texas Industrial Development Corporation. Upon a vote, motion carried unanimously.

8. **EXECUTIVE DIRECTOR'S REPORT**

Ribbon Cutting event, I-30 Business Park Road, Cypress Industrial sign, Team Texas event, Revolving Loan Fund update.

9. **ADJOURN: 12:19 PM**

Motion made by **Chris Elliott**, seconded by **Darrell Grubbs**, to adjourn the August 21, 2025, meeting. Upon a vote, motion carried unanimously.


ERMAN HENSEL, PRESIDENT