



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 **July 17, 2025, at 9:30 AM workshop and 11 AM meeting** at 302 N. Jefferson Ave., Suite 101, Mount Pleasant, TX 75455.

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

1. CALL TO ORDER: 9:38 AM

2. WORKSHOP – NEW BOARD MEMBER TRAINING BY ATTORNEY SANDY GOMEZ

3. CONSENT AGENDA:

- a. Motion by **Andy Fortenberry**, seconded by **Steve Capps**, to approve Minutes for June 12th, July 1st, and July 11th Meetings. Upon a vote, motion carried unanimously.
- b. Motion by **Andy Fortenberry**, seconded by **Steve Capps**, to approve financials for June 2025. Upon a vote, motion carried unanimously.

4. EXECUTIVE SESSION

The Board retired into executive session at **11:07 AM** to consider the following:

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



The Board returned to open session at **11:41 AM**

5. **RECONVENE INTO REGULAR SESSION**
6. **ACTION: CONSIDER AND POSSIBLY APPROVE PERFORMANCE AGREEMENT BY AND BETWEEN THE CITY OF WINFIELD, TEXAS, AND THE CITY OF MOUNT PLEASANT, TEXAS INDUSTRIAL DEVELOPMENT CORPORATION.** – Motion made by **Mike Price**, seconded by **Andy Fortenberry**, to approve performance agreement by and between the City of Winfield, Texas, and the City of Mount Pleasant, Texas Industrial Development Corporation. Upon a vote, motion carried unanimously.
7. **ACTION: CONSIDER AND POSSIBLY APPROVE ASSISTANCE PACKAGE AND/OR TERMS FOR PROJECT WICK; INCLUDING AUTHORIZING PRESIDENT TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY AND SUBJECT TO REVISIONS DEEMED NECESSARY BY EDC STAFF OR ATTORNEY.** – Motion made by **Andy Fortenberry**, seconded by **Steve Capps**, to approve a \$100,000 assistance package for Ruby and Begonia with a commitment of \$950,000 investment, 10 full time jobs, bank commitment letter, including authorizing President to execute documents necessary and subject to revisions necessary by attorney. Upon a vote, motion carried unanimously.
8. **ACTION: CONSIDER AND POSSIBLY APPROVE UPDATED FY 2026 BUDGET.** – Motion made by **Debbie Corbell**, seconded by **Steve Capps**, to approve updated FY 2026 Budget with adjusted contingency account to \$50,000. Upon a vote, motion carried unanimously.
9. **ACTION: CONSIDER AND POSSIBLY APPROVE FY 2025 INTERFUND BUDGET TRANSFERS TO THE FOLLOWING ACCOUNTS: OFFICE SUPPLIES, UTILITY SERVICES, DATA PROCESSING MAINTENANCE, BUILDINGS AND GROUNDS, CONTRACTS & RETAINERS, AND COMMUNICATIONS.** – Motion made by **Andy Fortenberry**, seconded by **Steve Capps** to approve FY 2025 Interfund Budget as presented. Upon a vote, motion carried unanimously.
10. **EXECUTIVE DIRECTOR'S REPORT**
 - Cypress Industrial Park Maintenance – landscaping and signage updates.
11. **ADJOURN: 11:51 AM**

Motion made by **Steve Capps**, seconded by **Andy Fortenberry**, to adjourn the July 17, 2025, meeting. Upon a vote, motion carried unanimously.


ERMAN HENSEL, PRESIDENT