



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 1, 2025, at 12:00 PM** at 302 N. Jefferson Ave., Suite 101, Mount Pleasant, TX 75455.

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

1. **CALL TO ORDER: 12:00 PM**

2. **EXECUTIVE SESSION**

The Board retired into executive session at **12:00 PM** to consider the following:

- a. 551.072 'Real Property' to deliberate the purchase, exchange, lease, or value of real property. Project Sum, Rail in Cypress Industrial Park, I-30 Business Park road
- b. 551.087 'Deliberations Regarding Economic Development Negotiations'. Project Elixir Pro, Project Wick, Project Cowgirl, Project Sum, Project Sandberg, Project Power, Agreement by and between the City of Mount Pleasant, Texas and the City of Mount Pleasant, Texas Industrial Development Corporation
- c. 551.074 Personnel Matters: 'To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.' Executive Director, Former Executive Director, Board training

The Board returned to open session at **1:17 PM**

3. **RECONVENE INTO REGULAR SESSION**


No action taken.

4. **ACTION: CONSIDER AND POSSIBLY APPROVE PERFORMANCE AGREEMENT BY AND BETWEEN THE CITY OF MOUNT PLEASANT, TEXAS, AND THE CITY OF MOUNT PLEASANT, TEXAS INDUSTRIAL DEVELOPMENT CORPORATION, INCLUDING AUTHORIZING BOARD PRESIDENT TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY; AND SUBJECT TO REVISIONS DEEMED NECESSARY BY EDC STAFF OR ATTORNEY.**

Motion made by **Steve Capps**, seconded by **Darrell Grubbs**, to approve Performance Agreement by and between the City of Mount Pleasant, Texas, and the City with the changes as discussed in Executive Session and authorize President to execute any and all documents necessary and subject to revisions deemed necessary by project, EDC staff or attorney. Upon a vote, motion carried unanimously.

5. **ADJOURN: 1:30 PM**

Motion made by **Debbie Corbel**, seconded by **Steve Capps**, to adjourn the July 1, 2025, meeting. Upon a vote, motion carried unanimously.



 ERMAN HENSEL, PRESIDENT
 7-17-25