



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 **June 12, 2025, at 11:00 AM** 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	N
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

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

2. **CONSENT AGENDA:**

- a. Motion made by **Chris Elliott**, seconded by **Andy Fortenberry** to approve the Minutes for May 15th & June 6th Board Meetings. Upon a vote, motion carried unanimously.
- b. Motion made by **Steve Capps**, seconded by **Mike Price** to approve the financials for May 2025. Upon a vote, motion carried unanimously.

3. **PRESENTATION GIVEN BY DAY ONE EXPERTS REGARDING STRATEGIC ALIGNMENT & GOVERNANCE WORKSHOP.**

4. **ACTION: CONSIDER AND POSSIBLY APPROVE PART A APPLICATION SUBMITTED BY MP ENTERTAINMENT, LLC.-** Motion made by **Chris Elliott**, seconded by **Mike Price** to approve a Revolving Loan Fund disbursement in the amount of \$95,000 at an interest rate of 6%, with the option of a 5- or 10-year term. This approval is contingent upon the EDC being in first or second lien position, proof of insurance coverage, and receipt of a commitment letter from the bank confirming financing to complete and open the project. Upon a vote, motion carried unanimously.

5. **ACTION: CONSIDER AND POSSIBLY APPROVE FY 2026 BUDGET AND/OR AUTHORIZE EDC STAFF TO SUBMIT PRELIMINARY BUDGET NUMBERS.-** Motion made by **Chris Elliott**, seconded by **Steve Capps**, to approve FY 2026 budget with the Contingency Account changed from \$100,000 to \$150,000. Upon a vote, motion carried unanimously.

6. **EXECUTIVE SESSION: 12:03 PM**

The Board retired into executive session at **12:03 PM** to consider the following:

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

7. **RECONVENE INTO REGULAR SESSION: 12:45 PM**

In accordance with Texas Government Code, Chapter 551, this board will now reconvene into regular session to consider action, if any, on matters discussed in executive session.

Motion made by **Mike Price**, seconded by **Chris Elliott**, to approve a budget amendment of \$500,000.00 (Five Hundred Thousand) dollars for Project Elixir Pro, contingent upon City Council approval. Upon a vote, motion carried unanimously.

8. **ACTION: CONSIDER AND POSSIBLY APPOINT BOARD MEMBERS TO SERVE AS PRESIDENT, VICE PRESIDENT, TREASURER AND/OR SECRETARY, FOR THE IDC/EDC BOARD.**

Motion made by **Chris Elliott**, seconded by **Steve Capps** to approve to appoint Erman Hensel as President, Mike Price as Vice President, and Andy Fortenberry as Secretary/Treasurer. Upon a vote, motion carried unanimously.

9. **ACTION: CONSIDER AND POSSIBLY APPROVE STRATEGIC ALIGNMENT & GOVERNANCE WORKSHOP PROPOSAL BY DAY ONE EXPERTS.**

Motion made by **Mike Price**, seconded by **Debbie Corbell** to approve Strategic Alignment & Governance Workshop proposal by Day One Experts. Upon a vote, motion carried unanimously.

10. **ACTION: CONSIDER AND POSSIBLY APPROVE PROPOSAL BY BGE, INC. REGARDING ROAD IMPROVEMENTS TO THE I-30 BUSINESS PARK ROAD TO SUPPORT LTS MATERIAL HANDLING AND FUTURE DEVELOPMENT OPPORTUNITIES.**

Motion made by **Chris Elliott**, seconded by **Andy Fortenberry** to approve the proposal by BGE, Inc. with the specifications that the road construction for the I-30 Business Park Road be completed to City standards in order to support LTS Material Handling and future development opportunities. Upon a vote, motion carried unanimously.

11. **ACTION: CONSIDER AND POSSIBLY APPROVE REMOVING ASBESTOS & FACADE IMPROVEMENT PROGRAM.**

Motion made by **Debbie Corbell**, seconded by **Chris Elliott** to remove the Asbestos and Façade Improvement Program. Upon a vote, motion carried unanimously.

12. **ACTION: CONSIDER AND POSSIBLY APPROVE LETTER OF INTENT, LEASE AGREEMENT, AND PERFORMANCE AGREEMENT WITH PROJECT ELIXIR PRO, A TEXAS CORPORATION, AN ALUMINUM RECYCLING COMPANY.**

Motion made by **Chris Elliott**, seconded by **Mike Price** to approve Letter of Intent, Lease Agreement, and Performance Agreement with Project Elixir Pro, a Texas corporation, an aluminum recycling company, with changes made as described in Executive Session. Upon a vote, motion carried unanimously.

13. **ACTION: CONSIDER AND POSSIBLY APPROVE ASSISTANCE PACKAGE AND/OR COMMITMENTS AND/OR TERMS FOR PROJECT WICK.** No action taken.

14. **ACTION: CONSIDER AND POSSIBLY APPROVE ASSISTANCE PACKAGE AND/OR COMMITMENTS AND/OR TERMS FOR PROJECT COWGIRL.** No action taken.

15. **ACTION: CONSIDER AND POSSIBLY APPROVE INTERIM EXECUTIVE DIRECTOR'S RECOMMENDATION REGARDING GUIDELINES FOR PROCESSING CHECK REQUEST, INVOICES, CREDIT CARD STATEMENTS.**

Motion made by **Andy Fortenberry**, seconded by **Steve Capps** to approve Interim Executive Director's recommendation regarding guidelines for processing check requests, invoices, credit card statements as follows: The Interim Executive Director may sign independently



for purchases of \$5,000 or less, purchases above \$5,000 will require two (2) signatures, the Interim Executive Director and a Board Member, and credit card statements must be signed by a board member. Upon a vote, motion carried unanimously.

16. **EXECUTIVE DIRECTOR'S REPORT - TEDC CONFERENCE, MANAGING LEADS/PROSPECTS, BOARD MEMBER TRAINING, EDC OPEN HOUSE.** Interim Executive Director to receive training for incoming leads.
17. **ADJOURN 1:22 PM**
Motion made by **Debbie Corbell**, seconded by **Andy Fortenberry** to adjourn the June 12, 2025, meeting. Upon a vote, motion carried unanimously.



ERMAN HENSEL, PRESIDENT

7-17-25