



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 6, 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	N
Thomas Ratliff	Ex-Officio	Y
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 Elixir Pro
- b. 551.087 'Deliberations Regarding Economic Development Negotiations', Project Elixir Pro

The Board returned to open session at **1:29 PM**

3. **RECONVENE INTO REGULAR SESSION**

No action taken.

4. **ACTION: CONSIDER AND POSSIBLY APPROVE A RESOLUTION APPROVING A PERFORMANCE AGREEMENT WITH PROJECT ELIXIR PRO, A TEXAS CORPORATION, AN ALUMINUM RECYCLING COMPANY.** Motion made by **Mike Price**, seconded by **Debbie Corbell** to approve a resolution of a performance agreement with Project Elixir Pro, a Texas Corporation, an aluminum recycling company. Upon a vote, motion carried unanimously.

5. **ACTION: CONSIDER AND POSSIBLY APPROVE LETTER OF INTENT, LEASE AGREEMENT, AND PERFORMANCE AGREEMENT FOR PROJECT ELIXIR PRO, A TEXAS CORPORATION, AN ALUMINUM RECYCLING COMPANY.** Motion made by **Debbie Corbell**, seconded by **Mike Price**, to approve a letter of intent, lease agreement, and performance agreement for Project Elixir Pro, a Texas Corporation, an aluminum recycling company as discussed in Executive session, including authorizing interim executive director, and/or 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.

6. **ADJOURN: 1:32 PM**

Motion made by **Mike Price**, seconded by **Steve Capps**, to adjourn the June 6, 2025, meeting. Upon a vote, motion carried unanimously.



 ERMAN HENSEL, PRESIDENT