



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 **May 15, 2025, at 11:00 AM** at 302 N. Jefferson Ave., Suite 160, Mount Pleasant, TX 75455.

| Name | Title/Company | Present (Y or N) |
|----------------|----------------------------|------------------|
| Erman Hensel | President | Y |
| Mike Price | Member | Y |
| Chris Elliott | Member | Y |
| Janeth Moreno | Interim Executive Director | Y |
| Debbie Corbell | Member | Y |
| Kelly Redfearn | Member | Y |
| Kimberly Meek | City Manager | Y |
| Wesley Lyon | Mayor | Y |

1. **CALL TO ORDER: 11:01 AM**

2. **CONSENT AGENDA:**

- a. Motion made by **Chris Elliott**, seconded by **Mike Price**, to approve the April 17th, April 28th, and May 5th Board minutes.
- b. Motion made by **Chris Elliott**, seconded by **Debbie Corbell**, to approve the financials for April 2025.

3. **EXECUTIVE SESSION**

The Board retired into executive session at **11:03 AM** to consider the following:

- a. 551.072 'Real Property' to deliberate the purchase, exchange, lease, or value of real property. Project Elixir Pro, Newly Weds Foods
- b. 551.087 'Deliberations Regarding Economic Development Negotiations'. Project Elixir Pro, Newly Weds Foods
- c. 551.074 Personnel Matters: 'To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.' Executive Director, Interim Executive Director, EDC staff, EDC Board, Articles of Incorporation

The Board returned to open session at **12:52 PM**

4. **RECONVENE INTO REGULAR SESSION**

Motion made by **Mike Price**, seconded by **Debbie Corbell**, to recommend that City Council approve either a lump sum payment or six months of salary with insurance coverage to the former Executive Director as part of the Separation Agreement and Release of Claims. Upon a vote, motion carried unanimously.

Motion made by **Chris Elliott**, seconded by **Kelly Redfearn**, to authorize Mike Price to negotiate with Project Sum as discussed in Executive Session. Upon a vote, motion carried unanimously.

5. **ACTION: CONSIDER AND POSSIBLY APPROVE AGREEMENT AND/OR TERMS BETWEEN MPEDC & NEWLY WEDS FOODS RELATED TO RAIL SPUR IN THE CYPRESS INDUSTRIAL PARK.** - Board tabled item.

6. **ACTION: CONSIDER AND POSSIBLY APPROVE ENGAGING VIA RAIL ENGINEERING TO PERFORM RAIL SPUR MAINTENANCE AT THE CYPRESS INDUSTRIAL PARK.** Motion made by **Mike Price**, seconded by **Chris Elliott**, to approve engaging Via Rail Engineering to perform spur maintenance at the Cypress Industrial Park to bring the rail up to standard, contingent upon a final agreement with Newly Weds to lease the rail or transfer ownership by January 1, 2026. Upon a vote, motion carried unanimously.


7. **ACTION: CONSIDER AND POSSIBLY APPROVE A CERTIFICATE OF AMENDMENT FOR THE CITY OF MOUNT PLEASANT, TEXAS INDUSTRIAL DEVELOPMENT CORPORATION.** - Motion made by **Chris Elliott**, seconded by **Debbie Corbell**, to approve a Certificate of Amendment for the City of Mount Pleasant, Texas Industrial Development Corporation. Upon a vote, motion carried unanimously.

8. **ACTION: CONSIDER AND POSSIBLY APPROVE A BUDGET TRANSFER OF THIRTY THOUSAND DOLLARS (\$30,000.00) FROM THE CONTINGENCY ACCOUNT TO FULL TIME SALARIES FOR NEW EDC STAFF MEMBER.** - Motion made by **Debbie Corbell**, seconded by **Kelly Redfearn**, to approve a budget transfer of thirty thousand dollars (\$30,000.00) from the Contingency Account to Full Time Salaries for new EDC staff member. Upon a vote, motion carried unanimously.

9. **EXECUTIVE DIRECTOR'S REPORT** - Open Records request updated by Interim Executive Director.

10. **ADJOURN: 12:57 PM**

Motion made by **Chris Elliott**, seconded by **Kelly Redfearn**, to adjourn the May 15, 2025, meeting. Upon a vote, motion carried unanimously.


 ERMAN HENSEL, PRESIDENT