

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 April 17, 2025 at 11:00 AM at 302 North Jefferson Ave., Suite 160, Mount Pleasant, TX 75455.

Name	Title/Company	Present (Y or N)
Erman Hensel	President	Y
Debbie Corbell	Member	Y
Chris Elliott	Member	Y
Mike Price	Member	Y
Nathan Tafoya	Executive Director	Y
Janeth Moreno	Director of Business Operations	Y
Kelly Redfeam	Member	Y
Richard Mayenknecht	Project Elixir Pro	Y

1. **CALL TO ORDER: 11:06 AM**

2. **CONSENT AGENDA:**

- a. Motion made by **Mike Price**, seconded by **Kelly Redfeam** to approve the March 20th Board meeting minutes. Upon a vote, motion carried unanimously.
- b. Motion made by **Mike Price**, seconded by **Debbie Corbell**, to approve financials for March 2025. Upon a vote, motion carried unanimously.

3. **EXECUTIVE SESSION**

The Board retired into executive session at **11:10 AM** to consider the following:

- a. 551.072 'Real Property' to deliberate the purchase, exchange, lease, or value of real property. Project Low Carbon Conversion, Project Sonic Tails, RoadClipper Enterprises, Newly Weds Foods, Project Wick
- b. 551.087 'Deliberations Regarding Economic Development Negotiations'. Project Low Carbon Conversion, Project Sonic Tails, RoadClipper Enterprises, Newly Weds Foods, Project Wick

The Board returned to open session at **2:15 PM**

4. **RECONVENE INTO REGULAR SESSION**

No action taken.

5. **ACTION: CONSIDER AND POSSIBLY APPROVE THE FIRST AMENDMENT TO LEASE AGREEMENT FOR PROJECT BATTERY STORAGE, EXTENDING THE LEASE, INCLUDING AUTHORIZING EXECUTIVE DIRECTOR TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY; AND SUBJECT TO REVISIONS DEEMED NECESSARY BY EDC STAFF OR ATTORNEY.** – Motion made by **Mike Price**, seconded by **Kelly Redfeam**, to approve the first amendment to lease agreement for Project Battery Storage, extending the lease. Upon a vote, motion made unanimously.

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

7. **ACTION: CONSIDER AND POSSIBLY APPROVE TERMS SUBJECT TO THE AMENDED AND RESTATED PERFORMANCE AGREEMENT FOR ROADCLIPPER ENTERPRISE INC (DBA DIAMOND C TRAILERS), INCLUDING AUTHORIZING EXECUTIVE DIRECTOR OR PRESIDENT TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY; AND SUBJECT TO REVISIONS DEEMED NECESSARY BY EDC STAFF OR ATTORNEY.** – Motion by **Mike Price**, seconded by **Debbie Corbell**, to approve a repayment plan consisting of equal installments over a period of up to six months. Upon a vote, motion carried unanimously.

8. **ACTION: CONSIDER AND POSSIBLY APPROVE AUTHORIZING EXECUTIVE DIRECTOR TO EXECUTE PROFESSIONAL SERVICE AGREEMENT WITH CATALYST FOR A HOUSING STUDY.** – Motion made by **Kelly Redfeam**, seconded by **Debbie Corbell**, to approve authorizing Executive Director to execute a professional service agreement with catalyst for a housing study. Upon a vote, motion carried unanimously.

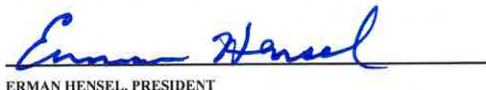
9. **ACTION: CONSIDER AND POSSIBLY APPROVE ASSISTANCE PACKAGE AND/OR COMMITMENTS AND/OR TERMS FOR PROJECT WICK; INCLUDING AUTHORIZING EXECUTIVE DIRECTOR OR PRESIDENT TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY; AND SUBJECT TO REVISIONS DEEMED NECESSARY BY EDC STAFF OR ATTORNEY.** – Board tabled item.

10. **ACTION: CONSIDER AND POSSIBLY APPROVE PHASE 1 PROPOSAL FROM GRAYROCK LANDSCAPE & IRRIGATION FOR IMPROVEMENTS AT THE BUSINESS PARKS.** – Motion made by **Kelly Redfeam**, seconded by **Debbie Corbell**, to approve Phase 1 proposal from Grayrock Landscaping & Irrigation. Mike Price abstained. Upon a vote, motion passed.

11. **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.

12. **EXECUTIVE DIRECTOR'S REPORT-** Interim Executive Director recommended cancelling the State of the Economy event.

13. **ADJOURN: 2:33 PM**
Motion made by **Kelly Redfeam**, seconded by **Mike Price**, to adjourn the April 17, 2025, meeting. Upon a vote, motion carried unanimously.



ERMAN HENSEL, PRESIDENT