



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 **March 10, 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 Redfearn	Member	Y
Richard Mayenknecht	Project Low Carbon Conversion	Y
Larry Harmon	Project Low Carbon Conversion	Y
Kimberly Meek	City Manager	Y
Greg Nyhoff	Interim City Manager	Y

1. **CALL TO ORDER: 11:03 AM**

2. **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 Low Carbon Conversion, Project Sonic Tails, Winfield Property
- b. 551.087 'Deliberations Regarding Economic Development Negotiations'. Project Low Carbon Conversion, Project Sonic Tails, Winfield Property

The Board returned to open session at **12:35 PM**

3. **RECONVENE INTO REGULAR SESSION**

No action taken.

4. **ACTION: CONSIDER AND POSSIBLY APPROVE AN IDC BUDGET AMENDMENT TRANSFER OF ONE MILLION AND FIVE HUNDRED THOUSAND DOLLARS (\$1,500,000.00) TO THE ECONOMIC DEVELOPMENT COMMITMENTS ACCOUNT FOR LAND ACQUISITION AND ONGOING PROJECTS.** – Motion made by **Mike Price**, seconded by **Debbie Corbell**, to approve an IDC budget amendment transfer of one million and five hundred thousand dollars (\$1,500,000.00) to the Economic Development Commitments Account for Land Acquisition and ongoing project. Upon a vote, motion carried.

5. **ACTION: CONSIDER AND POSSIBLY APPROVE AN IDC BUDGET TRANSFER FROM THE CONTINGENCY FUND ACCOUNT TO BUILDINGS AND GROUNDS TO PAY FOR NEW OFFICE SPACE RENOVATIONS AND BUSINESS PARK IMPROVEMENTS.** – Motion made by **Mike Price**, seconded by **Kelly Redfearn**, to approve an IDC budget transfer from the Contingency Fund Account to Buildings and Grounds of one hundred thousand dollars (\$100,000.00) for new office space renovations and business park improvements. Upon a vote, motion carried.

6. **ACTION: DISCUSS AND ACTION TO APPROVE A RESOLUTION OF THE BOARD OF DIRECTORS OF THE CITY OF MOUNT PLEASANT, TEXAS INDUSTRIAL DEVELOPMENT CORPORATION ("MPEDC"), A TYPE A ECONOMIC DEVELOPMENT CORPORATION AND A TEXAS NON-PROFIT CORPORATION, AUTHORIZING THE PRESIDENT AND/OR EXECUTIVE DIRECTOR OF THE MPEDC TO EXECUTE A REAL ESTATE SALES CONTRACT AND ANY AND ALL DOCUMENTS NECESSARY FOR THE ACQUISITION OF AN APPROXIMATELY 154.641 ACRES TRACT OF LAND ON TBD HWY 67, WINFIELD, TX 75493.** – Motion made by **Chris Elliott**, seconded by **Debbie Corbell**, to approve Resolution of the Board of Directors of the City of Mount Pleasant, Texas Industrial Development Corporation ("MPEDC"), a Type A Economic Development Corporation and a Texas Non-Profit Corporation, authorizing the President and/or Executive Director of the MPEDC to execute a real estate sales contract and any and all documents necessary for the acquisition of an approximately 154.641 acres tract of land on TBD HWY 67, Winfield, TX 75493, contingent upon receiving approving resolutions from Franklin and Titus County authorizing MPEDC to operate within Franklin and Titus County. Upon a vote, motion carried.

7. **ADJOURN: 12:43 PM**

Motion made by **Chris Elliott**, seconded by **Kelly Redfearn**, to adjourn the March 10, 2025, meeting. Upon a vote, motion carried unanimously.

  
 ERMAN HENSEL, PRESIDENT