



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 **January 31, 2025 at 12:00 p.m.** at 302 North Jefferson Ave., Suite 160, Mount Pleasant, TX 75455.

Name	Title/Company	Present (Y or N)
Erman Hensel	President	Y
Brian Niblett	Vice President	Y
Jason Snodgrass	Secretary/Treasurer	Y
Chris Elliott	Member	Y
Mike Price	Member	Y
Nathan Tafoya	Executive Director	Y
Janeth Moreno	Director of Business Operations	Y

1. **CALL TO ORDER: 12:02 PM**

2. **CONSIDER AGENDA:**

- a) Motion made by **Mike Price**, seconded by **Brian Niblett**, to approve the January 13th and January 23rd board minutes. Upon a vote, motion carried unanimously.
- b) Motion made by **Chris Elliott**, seconded by **Jason Snodgrass**, to approve the financials for December 2024. Upon a vote, motion carried unanimously.

3. **EXECUTIVE SESSION**

The Board retired into executive session at **12:05 PM** to consider the following:

- a. 551.072 'Real Property' to deliberate the purchase, exchange, lease, or value of real property. Project Tricycle, Project Low Carbon Conversion, EDC Office
- b. 551.087 'Deliberations Regarding Economic Development Negotiations'. Project Tricycle, Project Low Carbon Conversion, EDC Office

The Board returned to open session at **1:23 PM**

4. **RECONVENE INTO REGULAR SESSION**

No action taken.

5. **ACTION: CONSIDER AND POSSIBLY APPROVE AMENDMENTS TO TERMS FOR AN AGREEMENT WITH THE OWNERS AND/OR REPRESENTATIVES OF TITUS COUNTY APPRAISAL DISTRICT PROPERTY ID: 289880 (CURRENTLY HOME OF K & A CONSTRUCTION) FOR REAL PROPERTY IDENTIFIED IN AND AROUND TITUS COUNTY APPRAISAL DISTRICT PROPERTY ID: 2989880, APPROVED ON SEPTEMBER 12, 2023.-** Board tabled item.

6. **ACTION: CONSIDER AND POSSIBLY APPROVE EXPENDITURE FOR NEW OFFICE SPACE, INCLUDING RENOVATIONS AND FURNITURE PURCHASES.-** Motion made by **Chris Elliott**, seconded by **Brian Niblett**, to approve the expenditure for new office space as presented, including a two-year lease agreement with an option to extend for an additional two years.

7. **EXECUTIVE DIRECTOR'S REPORT.-** No report.

8. **ADJOURN: 1:24 PM**

Motion made by **Brian Niblett**, seconded by **Jason Snodgrass**, to adjourn the January 31, 2025, meeting. Upon a vote, motion carried unanimously.

ERMAN HENSEL, PRESIDENT