



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 13, 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
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
Gregy Nyhoff	City Manager	Y

1. **CALL TO ORDER: 11:00 AM**

2. **CONSIDER AGENDA:**

- a) Motion made by **Mike Price**, seconded by **Brian Niblett**, to approve the December 12th, December 27th, January 6th, and January 7th board minutes. Upon a vote, motion carried unanimously.

3. **EXECUTIVE SESSION**

The Board retired into executive session at **11:00 AM** 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

The Board returned to open session at **12:32 PM**

4. **RECONVENE INTO REGULAR SESSION**

No action taken.

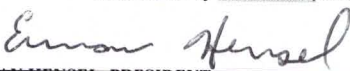
- 5. **ACTION: CONSIDER AND POSSIBLY APPROVE ASSISTANCE PACKAGE AND/OR COMMITMENTS AND/OR TERMS FOR PROJECT LOW CARBON CONVERSION, INCLUDING AUTHORIZING EXECUTIVE DIRECTOR OR PRESIDENT TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY; AND SUBJECT TO REVISIONS DEEMED NECESSARY BY EDC STAFF OR ATTORNEY.-** Motion made by **Chris Elliott**, seconded by **Jason Snodgrass**, to approve Executive Director to send a non-binding offer letter to Project Low Carbon Conversion, based on the terms discussed in Executive Session. Upon a vote, motion carried unanimously.

- 6. **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.

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

8. **ADJOURN: 12:38 PM**

Motion made by **Chris Elliott**, seconded by **Brian Niblett**, to adjourn the January 13, 2025, meeting. Upon a vote, motion carried unanimously.


 ERMAN HENSEL, PRESIDENT

1-31-25