MPEDC
MOUNT PLEASANT ECONOMIC DEVELOPMENT CORPORATION

Board of Directors Meeting

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 **December 12, 2024, 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
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
Mike Salek	Freedom Rail Group	Y
Mark Hoy	Northview Advisors LLC	Y
Jonathan Hageman	City Council	Y
Gregy Nyhoff	City Manager	Y
Richard Mayenknecht	Project Low Carbon Conversion	Y

1. **CALL TO ORDER: 11:04 AM**
2. **CONSIDER AGENDA:**
   a. Motion made by **Brian Niblett**, seconded by **Mike Price** to approve the board minutes. Upon a vote, motion carried unanimously.

3. **EXECUTIVE SESSION**

The Board retired into executive session at **11:04 AM** to consider the following:

   a. 551.072 'Real Property' to deliberate the purchase, exchange, lease, or value of real property. Project Tricycle, Project Rebake, Project Low Carbon Conversion, EDC office
   b. 551.087 'Deliberations Regarding Economic Development Negotiations'. Project Tricycle, Project Rebake, Project Low Carbon Conversion
   c. 551.074 Personnel Matters: 'To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.' Board renewals.

The Board returned to open session at **2:00 PM**

4. **RECONVENE INTO REGULAR SESSION**

   No action taken.

5. **ACTION: CONSIDER RECOMMENDATION OF BOARD RENEWALS TO CITY COUNCIL.** – Motion made by **Mike Price**, seconded by **Brian Niblett**, to recommend to City Council that Jason Snodgrass, Brian Niblett, and Erman Hensel continue serving on the IDC board. Upon a vote, motion carried unanimously.

6. **ACTION: CONSIDER AND POSSIBLY APPROVE AN AMENDMENT TO THE APPROVED ASSISTANCE PACKAGE AND/OR COMMITMENTS AND/OR TERMS FOR PROJECT REBAKE; INCLUDING AUTHORIZING EXECUTIVE DIRECTOR OR PRESIDENT TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY; AND SUBJECT TO REVISIONS DEEMED NECESSARY BY THE EDC STAFF OR ATTORNEY.-** Motion made by **Jason Snodgrass**, seconded by **Brian Niblett**, to approve the amendment as discussed in Executive Session. Upon a vote, motion carried unanimously.

7. **ACTION: AUTHORIZE EXECUTIVE DIRECTOR TO SIGN TWC HIGH DEMAND JOB TRAINING PROGRAM GRANT MEMORANDUM OF UNDERSTANDING COMMITTING $100,000.-** Motion made by **Jason Snodgrass**, seconded by **Mike Price**, to authorize Executive Director to sign TWC High Demand Job Training Program Grant Memorandum of Understanding committing $100,000. Upon a vote, motion carried unanimously.

8. **ACTION: CONSIDER AND POSSIBLY APPROVE THE USE OF THE CONTINGENCY FUND ACCOUNT TO PAY MPEDC'S 2024 AD VALOREM TAXES.-** Motion made by **Jason Snodgrass**, seconded by **Mike Price**, to approve the use of the Contingency Fund Account to pay MPEDC's 2024 Ad Valorem Taxes.- Upon a vote, motion carried unanimously.

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9. **ACTION: CONSIDER AND POSSIBLY APPROVE AUTHORIZING EXECUTIVE DIRECTOR AND/OR BOARD MEMBER TO NEGOTIATE AND/OR MAKE CONTRACTUAL TRANSACTION OFFERS, FOR REAL PROPERTY (NON-INDUSTRIAL, MPEDC OFFICE).-** Board tabled item.

10. **ACTION: DISCUSSIONS AND POSSIBLE APPROVAL JOF ENGAGEMENT WITH BGE, INC AND SUBCONTRACTOR TO CONDUCT A CITY-REQUESTED ENVIRONMENTAL ASSESSMENTS FOR PROJECT TRICYCLE.-** Motion made by **Brian Niblett**, seconded by **Jason Snodgrass**, to approve an engagement with BGE, Inc. and subcontractor to conduct a city-requested environmental assessment for Project Tricycle, if necessary. Upon a vote, motion carried unanimously.

11. **ACTION: CONSIDER AND POSSIBLY APPROVE TO INCREASE THE DUE DILIGENCE BUDGET FOR PROJECT TRICYCLE.-** Motion made by **Mike Price**, seconded by **Brian Niblett**, to increase the due diligence budget for Project Tricycle by $50,000 to $750,000. Upon a vote, motion carried unanimously.

12. **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: 289880, APPROVED ON SEPTEMBER 12, 2023.-** Board tabled item.

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

14. **ADJOURN: 2:05 PM**

Motion made by **Jason Snodgrass,** seconded by **Brian Niblett,** to adjourn the December 12, 2024, meeting. Upon a vote, motion carried unanimously.

Erman Hensel

ERMAN HENSEL, PRESIDENT