MPEDC
MOUNT PLEASANT ECONOMIC DEVELOPMENT CORPORATION

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 **November 21, 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	N
Chris Elliott	Member	Y
Mike Price	Member	Y
Nathan Tafoya	Executive Director	Y
Janeth Moreno	Director of Business Operations	Y

1. **CALL TO ORDER: 11:01 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.
   b. Motion made by **Chris Elliott**, seconded by **Brian Niblett**, to approve the October 2024 financials.

3. **EXECUTIVE SESSION**

The Board retired into executive session at **11:07 AM** to consider the following:

a. 551.072 'Real Property' to deliberate the purchase, exchange, lease, or value of real property.
b. 551.087 'Deliberations Regarding Economic Development Negotiations'.
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 **12:07 PM**

4. **RECONVENE INTO REGULAR SESSION**

   No action taken.

5. **ACTION: CONSIDER RECOMMENDATION OF BOARD RENEWALS TO CITY COUNCIL.** - Board tabled item.

6. **ACTION: DISCUSSION AND POSSIBLE APPROVAL OF ENGAGEMENT WITH CATALYST COMMERCIAL, INC TO CONDUCT A RETAIL STUDY.**- Motion made by **Brian Niblett**, seconded by **Chris Elliott**, to approve an engagement up to $17,630 with Catalyst Commercial, Inc to conduct a retail study to be used to market the community. Upon a vote, motion carried unanimously.

7. **ACTION: CONSIDER AND POSSIBLY APPROVE ALL OR PORTIONS OF A FINANCIAL AUDIT BY BROOKS WATSON & CO AS OF SEPTEMBER 30, 2022 & 2023, AN INTIATIVE PREVIOUSLY APPROVED BY BOARD ON JULY 25, 2024.**- Failed due to lack of motion.

8. **ACTION: CONSIDER AND POSSIBLY APPROVE SANITARY SEWER EASEMENT FILING.**- Motion made by **Mike Price,** seconded by **Brian Niblett**, to approve a sanitary sewer easement filing. Upon a vote, motion carried unanimously.

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

10. **ADJOURN: 12:32 PM**
    Motion made by **Brian Niblett,** seconded by **Chris Elliott,** to adjourn the November 21, 2024, meeting. Upon a vote, motion carried unanimously.

Erman Hensel

ERMAN HENSEL, PRESIDENT