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 **July 25, 2024, at 11:00 AM** inside Vera Bank, located at 302 N. Jefferson Ave Ste 160, Mount Pleasant, TX 75455.

Name	Title/Company	Present (Y or N)
Erman Hensel	President	Y
Brian Niblett	Vice President	N
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
Greg Nyhoff	City Manager	Y
Elaine Roe	Assistance Finance Director	Y
Rebecca Roseberry	Finance Director	Y

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

2. **CONSENT AGENDA:**
   a. Motion made by **Mike Price,** seconded by **Jason Snodgrass**, to approve the board minutes.. Upon a vote, motion carried unanimously.
   b. Motion made by **Jason Snodgrass**, seconded by **Mike Price**, to approve the financials for June 2024. Upon a vote, motion carried unanimously.

3. **EXECUTIVE SESSION**

The Board retired into executive session at **11:15 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.'

The Board returned to open session at **1:34 PM**

4. **RECONVENE INTO REGULAR SESSION**

   No action taken.

5. **ACTION: CONSIDER AND POSSIBLY APPROVE EXECUTIVE DIRECTOR AND/OR BOARD MEMBER TO NEGOTIATE AND/OR MAKE CONTRACTUAL TRANSACTION OFFERS, INCLUDING OBTAINING FIRST RIGHTS OF REFUSAL, FOR REAL PROPERTY (LAND AND BUILDING).-** Motion made by **Jason Snodgrass**, seconded by **Mike Price**, to offer $600,000 as discussed in Executive Session. Upon a vote, motion carried unanimously.

6. **ACTION: CONSIDER AND POSSIBLY APPROVE AN AMENDMENT TO THE PERFORMANCE AGREEMENT (LOT 1, BLOCK 1, CYPRESS INDUSTRIAL PARK ADDITIONAL, PLAT FILE NO. 684) OF GROW BOUNTI NORTHWEST, LLC (LOCAL BOUNTI CORPORATION) 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 **Mike Price**, seconded by **Jason Snodgrass**, to approve an amendment to the Performance Agreement (Lot 1, Block 1, Cypress Industrial Park Additional, Plat File No. 684) of Grow Bounti Northwest, LLC until December 31, 2024. Upon a vote, motion carried unanimously.

7. **ACTION: CONSIDER AND POSSIBLY APPROVE THE "AMENDED AND RESTATED PERFORMANCE AGREEMENT" OF ROADCLIPPER ENTERPRISES, INC. (D.B.A. DIAMOND C TRAILERS), INCLUDING AUTHORIZING EXECUTIVE DIRECTOR OR PRESIDENT TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY; AND SUBJECT TO REVISIONS DEEMED NECESSARY BY EDC STAFF OR ATTORNEY.-** Motin made by **Jason Snodgrass**, seconded by **Mike Price**, to approve the "Amended and Restated Performance Agreement" of RoadClipper Enterprises, Inc. (d.b.a. Diamond C Trailers), including authorizing Executive Director or President to execute any and all documents necessary; and subject to revisions deemed necessary by EDC staff or attorney. Upon a vote, motion carried unanimously.

8. **ACTION: AUTHORIZE EXECUTIVE DIRECTOR TO RENEGOTIATE AND EXECUTE A FINAL CONTRACT ON REAL ESTATE NEAR WINFIELD, INCLUDING EXTENDING AND/OR AMENDING THE RIGHT TO REFUSAL AND**

OPTION PERIOD.- Motion by **Mike Price**, seconded by **Jason Snodgrass**, to approve Executive Director to send letter requesting amendment to option period on real estate near Winfield. Upon a vote, motion carried unanimously.

9. **ACTION: CONSIDER AND POSSIBLY APPROVE FY 2024/2025 BUDGET.-** Motion made by **Mike Price**, seconded by **Jason Snodgrass**, to approve FY 2024/2025 as discussed. Upon a vote, motion carried unanimously.

10. **EXECUTIVE DIRECTOR'S REPORT.-** City Manager & Finance Director Update & Report

11. **ADJOURN: 1:39 PM**
Motion made by **Jason Snodgrass,** seconded by **Mike Price,** to adjourn the July 25, 2024, meeting. Upon a vote, motion carried unanimously.

Erman Hensel

ERMAN HENSEL, PRESIDENT