



MINUTES

STATE OF TEXASCOUNTY OF TITUSCITY 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 **June 20, 2024, at 9:30 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	Y
Jason Snodgrass	Secretary/Treasurer	Y
Chris Elliott	Member	Y
Mike Price	Member	N
Nathan Tafoya	Executive Director	Y
Janeth Moreno	Director of Business Operations	Y

1. CALL TO ORDER: 11:00 AM**2. CONSENT AGENDA:**

- Motion made by **Chris Elliott**, seconded by **Jason Snodgrass**, to approve the board minutes.. Upon a vote, motion carried unanimously.
- Motion made by **Jason Snodgrass**, seconded by **Brian Niblett**, to approve the financials for May 2024. Upon a vote, motion carried unanimously.

3. EXECUTIVE SESSION

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

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

4. RECONVENE INTO REGULAR SESSION

No action taken.

- ACTION: CONSIDER AND POSSIBLY APPROVE EXECUTIVE DIRECTOR AND/OR BOARD MEMBER TO NEGOTIATE AND/OR MAKE CONTRACTUAL TRANSACTION OFFERS, INCLUDING OBTAINING A FIRST RIGHT OF REFUSAL, FOR REAL PROPERTY (LAND AND BUILDING).**- Board tabled item due to pending information. Upon a vote, motion carried unanimously.
- ACTION: CONSIDER AND POSSIBLY APPROVE 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 EDC STAFF OR ATTORNEY.**- Motion made by **Brian Niblett**, seconded by **Jason Snodgrass**, to approve an assistance package up to one million dollars (\$1,000,000.00) with a commitment from Project Reback of creating a minimum of 95 FTE & twenty million dollars (\$20,000,000.00) in qualified expenditures in a 24 month period. Upon a vote, motion carried unanimously.
- ACTION: CONSIDER AND POSSIBLY APPROVE EXECUTIVE DIRECTOR TO EXECUTE THE "RESOLUTION OF THE BOARD OF DIRECTORS OF THE NORTHEAST TEXAS RURAL RAILROAD TRANSPORTATION DISTRICT SUPPORTING STATE FUNDING FOR TRACK AND BRIDGE REHABILITATION."**- Motion made by Jason Snodgrass, seconded by Chris Elliott, to approve Executive Director to executed the "Resolution of the Board of Directors of the Northeast Texas Rural Railroad Transportation District Supporting State Funding for Track and Bridge Rehabilitation," as amended. Upon a vote, motion carried unanimously.
- EXECUTIVE DIRECTOR'S REPORT.**- Updated Board on the following: TCAD Property Protest scheduled for July 10, 2024, Industrial Lift Station, I-30 Billboard, NTCC Driveway, US Representative Moran & NE Texas Coalition, Boots & Biz Leadership Meeting, and NWF Rail Spur
- ADJOURN: 12:14 PM**
Motion made by **Chris Elliott**, seconded by **Brian Niblett**, to adjourn the June 20, 2024, meeting. Upon a vote, motion carried unanimously.

ERMAN HENSEL, PRESIDENT