



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 **April 18, 2024, at 11:00 AM** inside Vera Bank, Suite 150, located at 302 N Jefferson Ste 150, Mount Pleasant, TX 75455.

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Name	Title/Company	Present (Y or N)
Erman Hensel	President	Y
Brian Niblett	Vice President	Y
Jason Snodgrass	Secretary/Treasurer	Y
Chris Elliott	Member	N
Mike Price	Member	Y
Nathan Tafoya	Executive Director	Y
Janeth Moreno	Director of Business Operations	Y
Ricky Harris	Assistant Manager	Y

1. CALL TO ORDER: 11:02 AM**2. CONSENT AGENDA:**

- Motion made by **Brian Niblett**, seconded by **Mike Price**, 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 March 2024. Upon a vote, motion carried unanimously.

3. EXECUTIVE SESSION

The Board retired into executive session at **11:06 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 **12:17 PM**

4. RECONVENE INTO REGULAR SESSION

No action taken.

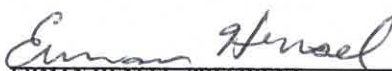
- 5. ACTION: CONSIDER AND POSSIBLY APPROVE AN AMENDMENT TO THE PERFORMANCE AGREEMENT (LOT 1, BLOCK 1, CYPRESS INDUSTRIAL PARK ADDITIONAL, PLAT FILE NO. 684) OF GROW BOUNTI NORTHWEST, LLC (LOCAL BOUNTI CORPORATION) INCLUDING AUTHORIZING EXECUTIVE DIRECTOR OR PRESIDENT TO EXECUTE ANY AND ALL DOCUMENTS NECESARRY; AND SUBJECT TO REVISIONS DEEMED BY EDC STAFF OR ATTORNEY).**- Motion by **Jason Snodgrass**, seconded by **Brian Niblett**, to approve a 90-day extension (July 1, 2024) 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 by EDC staff or attorney).

6. EXECUTIVE DIRECTOR'S REPORT

No report.

7. ADJOURN: 12:17 PM

Motion made by **Jason Snodgrass**, seconded by **Brian Niblett**, to adjourn the April 18, 2024, meeting. Upon a vote, motion carried unanimously.


ERMAN HENSEL, PRESIDENT