

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 **May 16, 2024, at 9:30 AM** inside Priefert Manufacturing, 2630 South Jefferson Ave., 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
Ty Abston	Guaranty Bank & Trust	Y
Trent Abbott	Guaranty Bank & Trust	Y
Kirk Lee	Guaranty Bank & Trust	Y
Hal Lower	Guaranty Bank & Trust	Y

1. CALL TO ORDER: 9:28 AM

2. CONSENT AGENDA:

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

3. EXECUTIVE SESSION

The Board retired into executive session at **11:37 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 **12:37 PM**

4. RECONVENE INTO REGULAR SESSION

No action taken.

- ACTION: CONSIDER AND POSSIBLY APPROVE MATCH FOR TEXAS WORKFORCE COMMISSION'S HIGH DEMAND JOB TRAINING GRANT, INCLUDING AUTHORIZING EXECUTIVE DIRECTOR TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO ACCOMPLISH THIS.-** Motion by **Chris Elliott**, seconded by **Jason Snodgrass**, to approve up to \$100,000 match for Texas Workforce Commission's High Demand Job Training Grant, including authorizing Executive Director to execute any and all documents necessary to accomplish this. Upon a vote, motion carried unanimously.
- ACTION: CONSIDER AND POSSIBLY APPROVE A GAP ASSISTANCE PACKAGE REQUEST FOR NEWLY WEDS FOODS TO FINISH INDUSTRIAL TRAINING PROVIDED BY NORTHEAST TEXAS COMMUNITY COLLEGE, INCLUDING AUTHORIZING EXECUTIVE DIRECTOR TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO ACCOMPLISH THIS.-** Motion made by **Jason Snodgrass**, seconded by **Brian Niblett**, to approve a gap assistance package up to \$8,000 for Newly Weds Foods to finish industrial training provided by Northeast Texas Community College, including authorizing Executive Director to execute any and all documents necessary to accomplish this. 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**



Board of Directors Meeting

EXECUTE ANY AND ALL DOCUMENTS NECESSARY; AND SUBJECT TO REVISIONS DEEMED NECESSARY BY EDC STAFF OR ATTORNEY.- Motion made by Brian Niblett, seconded by Mike Price, to approve an assistance reimbursement package up to \$1,000,000, 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: 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).-** Board tabled item.
9. **EXECUTIVE DIRECTOR'S REPORT.-** Updated Board on the following: Director of Operations completed BREI Fundamental BR&E course & staff attending TEDC's 2024 Mid-Year Conference.
10. **ADJOURN: 12:45 PM**

Motion made by **Chris Elliott**, seconded by **Brian Niblett**, to adjourn the May 16, 2024, meeting. Upon a vote, motion carried unanimously.

A handwritten signature in cursive script, reading "Erman Hensel", written in black ink.

ERMAN HENSEL, PRESIDENT