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 **May 23, 2024, at 11:00 AM** at Vera Bank, 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	Y
Nathan Tafoya	Executive Director	Y
Janeth Moreno	Director of Business Operations	Y

1. **CALL TO ORDER: 11:04 AM**

2. **CONSENT AGENDA:**
   a. Motion made by **Jason Snodgrass,** seconded by **Brian Niblett**, to approve the board minutes.. Upon a vote, motion carried unanimously.

3. **EXECUTIVE SESSION**

The Board retired into executive session at **11:05 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 **11:44 AM**

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).-** Board tabled item.

6. **ACTION: CONSIDER AND POSSIBLY APPROVE AN AMENDMENT TO THE PERFORMANCE AGREEMENT (CAD PROPERTY ID# 10455, 301 N. MADISON AVENUE, MOUNT PLEASANT, TX) OF ROADCLIPPER ENTERPRISES, INC., (D.B.A. DIAMOND C TRAILERS), INCLUDING AUTHORIZING EXECUTIVE DIRECTOR OR PRESIDENT TO EXECUTE ANY AND ALL DOCUMENTS NECESARRY; AND SUBJECT TO REVISIONS DEEMED NECESSARY BY EDC STAFF OR ATTORNEY.-** Motion made by **Brian Niblett**, seconded by **Jason Snodgrass**, to approve a 12-month extension to the Performance Agreement (CAD Property ID# 10455, 301 N. Madison Avenue, Mount Pleasant, TX) 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.

7. **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.-** Board tabled item.

8. **EXECUTIVE DIRECTOR'S REPORT.-** Updated Board on upcoming site visit for Project Kitchen.

9. **ADJOURN: 11:52 AM**
   Motion made by **Brian Niblett,** seconded by **Chris Elliott**, to adjourn the May 23, 2024, meeting. Upon a vote, motion carried unanimously.

Erman Hensel

ERMAN HENSEL, PRESIDENT