MPEDC
MOUNT PLEASANT ECONOMIC DEVELOPMENT CORPORATION

Board of Directors Meeting

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 **March 21, 2024, at 11:00 AM** in the **Conference Room of Vera Bank, located at 302 North Jefferson Ste 150, Mount Pleasant, TX 75455.**

The following members present:

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: 11:03 AM**

2. **CONSENT AGENDA:**
   a. Motion made by **Jason Snodgrass,** seconded by **Mike Price**, to approve the board minutes (February 27th amended). Upon a vote, motion carried unanimously.
   b. Motion made by **Chris Elliott**, seconded by **Brian Niblett**, to approve the financials for February 2024. Upon a vote, motion carried unanimously.

3. **EXECUTIVE SESSION**

The Board retired into executive session at **11:08 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 **11:37 AM**

4. **RECONVENE INTO REGULAR SESSION**

   No action taken.

5. **ACTION: CONSIDER AND POSSIBLY APPROVE REVOLVING LOAN FUND APPLICATION SUBMITTED BY COUNTRY CAFÉ DINER, LLC.**- No application submitted. Board passed item. Upon a vote, motion carried unanimously.

6. **ACTION: CONSIDER AND POSSIBLY APPROVE AN AMENDMENT TO THE PERFORMANCE AGREEMENT (CAD PROPERTY ID# 10455, 401 N. MADISON AVENUE, MOUNT PLEASANT, TX) OF ROADCLIPPER ENTERPRISES, LLC (DBA 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.**- Motion made by **Chris Elliott**, seconded by **Brian Niblett**, to approve a one-year extension (June 1, 2025), subject to the review of architectural renderings & current debt service coverage ratio letter from the bank. Upon a vote, motion carried unanimously.

7. **EXECUTIVE DIRECTOR'S REPORT**
   No report.

8. **ADJOURN: 11:44 AM**
   Motion made by **Chris Elliott,** seconded by **Brian Niblett**, to adjourn the March 21, 2024, meeting. Upon a vote, motion carried unanimously.

Erman Hensel

ERMAN HENSEL, PRESIDENT