

**NOTICE OF MEETING
OF THE
ECONOMIC DEVELOPMENT CORPORATION BOARD OF
THE CITY OF MOUNT PLEASANT, TEXAS
December 12, 2024, at 11:00 A.M.**



Notice is hereby given that a Special Called Board Meeting of the Economic Development Corporation Board of the City of Mount Pleasant, Texas will be held at **11:00 a.m. on Thursday, December 12, 2024**, at 302 North Jefferson Ave., Suite 160, Mount Pleasant, TX 75455.

Agenda

1. Call to Order.
2. Consider Agenda:
 - a. Consider approval of the minutes of the November 21st Board Meeting.
3. Executive Session:

This board will now adjourn into executive session pursuant to the following sections of the Texas open meetings act and may consider the following:

- a. 551.072 'Real Property' to deliberate the purchase, exchange, lease, or value of real property. Project Tricycle, Project Rebake, Project Low Carbon Conversion, EDC office
 - b. 551.087 'Deliberations Regarding Economic Development Negotiations'. Project Tricycle, Project Rebake, Project Low Carbon Conversion
 - c. 551.074 Personnel Matters: 'To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee'. Board renewals
4. Reconvene into Regular Session:

In accordance with Texas Government Code, Chapter 551, this board will now reconvene into regular session to consider action, if any, on matters discussed in executive session.
 5. ACTION: Consider recommendation of board renewals to City Council.
 6. ACTION: Consider and possibly approve an amendment to the approved assistance package and/or commitments and/or terms for Project Rebake; including authorizing Executive Director or President to execute and all documents necessary; and subject to revisions deemed necessary by the EDC staff or attorney.
 7. ACTION: Authorize Executive Director to sign TWC High Demand Job Training Program Grant Memorandum of Understanding committing \$100,000.
 8. ACTION: Consider and possibly approve the use of the contingency fund account to pay MPEDC's 2024 ad valorem taxes.
 9. ACTION: Consider and possibly approve authorizing Executive Director and/or Board member to negotiate and/or make contractual transaction offers, for real property (non-industrial, MPEDC office).
 10. ACTION: Discussions and possible approval of engagement with BGE, Inc. and subcontractor to conduct a City-requested environmental assessments for Project Tricycle.
 11. ACTION: Consider and possibly approve to increase the due diligence budget for Project Tricycle.
 12. ACTION: Consider and possibly approve amendments to terms for an agreement with the owners and/or representatives of Titus County Appraisal District Property ID: 289880 (currently home of K & A Construction) for real property identified in and around Titus County Appraisal District Property ID: 289880, approved on September 12, 2023.
 13. Executive Director's Report- ongoing projects
 14. Adjourn


Nathan Tafoya, Executive Director

I certify that the above notice of meeting is a true and correct copy of said notice and that same was posted at the Mount Pleasant Economic Development Office & website and, potentially, on the bulletin board of City Hall of the City of Mount Pleasant, Texas, a place readily accessible to the general public at all times, by **11:00 AM on Monday, December 6, 2024** and remained so posted for at least 72 hours preceding the scheduled time of said meeting.