

**NOTICE OF MEETING
OF THE
ECONOMIC DEVELOPMENT CORPORATION BOARD OF
THE CITY OF MOUNT PLEASANT, TEXAS
December 27, 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 Friday, December 27, 2024**, at 302 North Jefferson Ave., Suite 160, Mount Pleasant, TX 75455.

Agenda

1. Call to Order.

2. Consider Agenda:

a. Financials for November 2024.

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, Revolving Loan Fund, Façade & Asbestos Program

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 and possibly approve authorizing Executive Director and/or Board member to negotiate and/or make contractual transaction offers to purchase real property (non-industrial, MPEDC office).

6. ACTION: Consider and possibly approve authorizing Executive Director and/or Board member to negotiate, amend, and/or make contractual lease arrangements for real property (non-industrial, MPEDC office).

7. ACTION: Consider and possibly approve reclassifying Interfund Transfer Account to Intergovernmental Expense as recommended by the City's Finance Director.

8. ACTION: Consider and possibly approve a budget amendment transferring from the Contingency Fund account to Buildings and Grounds to pay ad valorem taxes as recommended by the City's Finance Director.

9. 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.

10. ACTION: Consider and possibly approve amending the Revolving Loan Fund agreement between City of Mount Pleasant, Texas Industrial Development Corporation and 206 West Second LLC.

11. ACTION: Consider and possibly approve amending Revolving Loan Fund agreement between City of Mount Pleasant, Texas Industrial Development Corporation and Worth It Management Services, LLC.

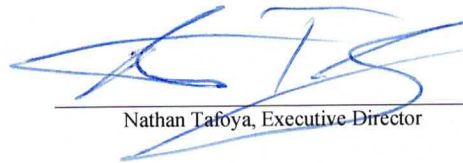
12. ACTION: Consider and possibly approve amending Revolving Loan Fund agreement between City of Mount Pleasant, Texas Industrial Development Corporation and NEWU by Bello, LLC.

13. ACTION: Consider and possibly approve amending Asbestos & Façade Improvement Performance Agreement between City of Mount Pleasant, Texas Industrial Development Corporation and NEWU by Bello, LLC.

14. ACTION: Consider and possibly approve amending Asbestos & Façade Improvement Performance Agreement between City of Mount Pleasant, Texas Industrial Development Corporation and Merritt Investment Properties, LLC.

15. ACTION: Consider and possibly approve amending the Performance Agreement between the City of Mount Pleasant, TX Industrial Development Corporation and 206 West Second Street, LLC.

- 16. Executive Director's Report- ongoing projects
- 17. 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 Tuesday, December 24, 2024** and remained so posted for at least 72 hours preceding the scheduled time of said meeting.