

**NOTICE OF MEETING
OF THE
ECONOMIC DEVELOPMENT CORPORATION BOARD OF
THE CITY OF MOUNT PLEASANT, TEXAS
April 17, 2025, at 11:00 A.M.**



Notice is hereby given that a Regularly Scheduled 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, April 17, 2025** at 302 N. Jefferson Ave. Suite 160, Mount Pleasant, TX 75455.

Agenda

1. Call to Order.
2. Consent Agenda:
 - a. Consider approval of the Minutes of the March 20th Board Meeting.
 - b. Financials for March 2025.

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 Low Carbon Conversion, Project Sonic Tails, RoadClipper Enterprises, Newly Weds Foods, Project Wick
- b. 551.087 'Deliberations Regarding Economic Development Negotiations'. Project Low Carbon Conversion, Project Sonic Tails; RoadClipper Enterprises, Newly Weds Foods, Project Wick

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 the First Amendment to Lease Agreement for Project Battery Storage, extending the lease, including authorizing Executive Director to execute any and all documents necessary; and subject to revisions deemed necessary by EDC staff or attorney.
6. ACTION: Consider and possibly appoint Board Members to serve as Vice President, Treasurer and/or Secretary, for the IDC/EDC Board.
7. ACTION: Consider and possibly approve terms subject to the Amended and Restated Performance Agreement for RoadClipper Enterprise Inc (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.
8. ACTION: Consider and possibly approve authorizing Executive Director to execute professional service agreement with Catalyst for a housing study.
9. ACTION: Consider and possibly approve assistance package and/or commitments and/or terms for Project Wick; including authorizing Executive Director or President to execute any and all documents necessary; and subject to revisions deemed necessary by EDC staff or attorney.
10. ACTION: Consider and possibly approve Phase 1 Proposal from Grayrock Landscape & Irrigation for improvements at the Business Parks.
11. ACTION: Consider and possibly approve agreement and/or terms between MPEDC & Newly Weds Foods related to rail spur in the Cypress Industrial Park.
12. Executive Director's Report
13. 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, April 14, 2025** and remained so posted for at least 72 hours preceding the scheduled time of said meeting.