



State of the Economy Luncheon

March 22, 2023





Guaranty
Bank & Trust



**AMERICAN
NATIONAL
BANK**
OF MT. PLEASANT

Local Bank Expert Panel:

Challenges Facing Banks Today & What You Need to Know



Reintroduce MPEDC

Meet our Board of Directors



President



Vice President



Secretary/ Treasurer



Board Member



Board Member

Meet our Staff



Executive Director



Executive Assistant

Industrial/Commercial Developments

A close-up photograph of a pen resting on a document. The document has several fields with labels: "Name", "Signature", and "Date". A white, hand-drawn style border is overlaid on the image, framing the central text. The text "Industrial/Commercial Developments" is written in a large, white, serif font. A thin white horizontal line is positioned below the word "Developments".

Name _____

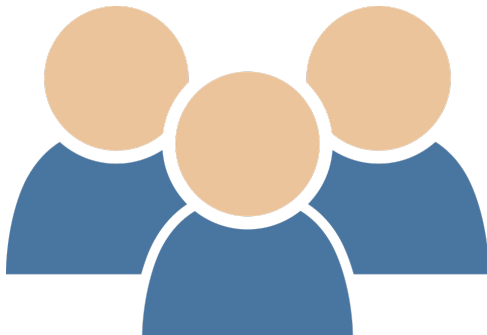
Signature _____

Date _____

2022 Dashboard

Projects

- Diamond C Trailers
- Local Bounti Corporation
- Cornerstone Metal Products
- Priefert
- Mid America Pet Foods



Jobs Created:

≈200 FTE

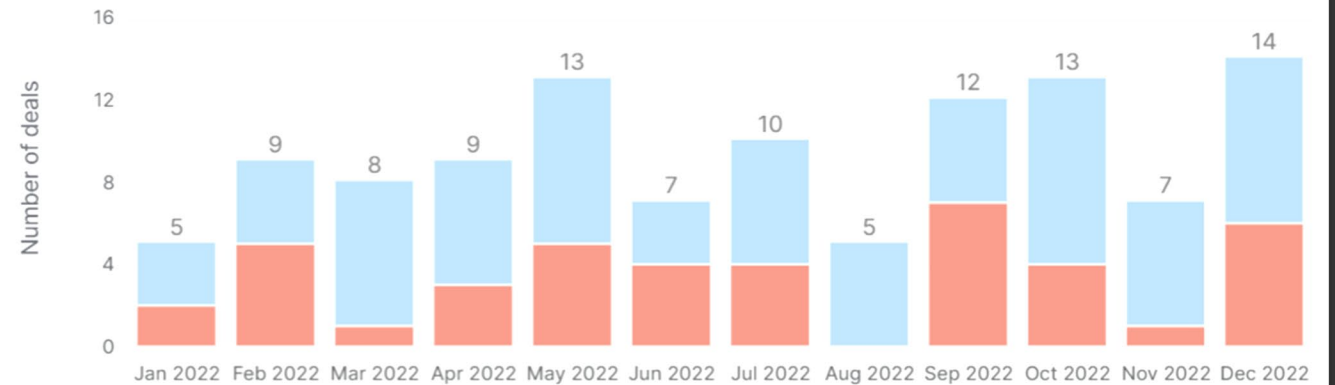


Investment:

≈ \$100 million
(2022-2024)

2022 Monthly Project Report

2022 PROJECTS



Open Lost

Open Lost

Jan 2022 Feb 2022 Mar 2022 Apr 2022 May 2022 Jun 2022 Jul 2022 Aug 2022 Sep 2022 Oct 2022 Nov 2022 Dec 2022

0



03.20.2023

EDC & Chamber Office



Coming Soon



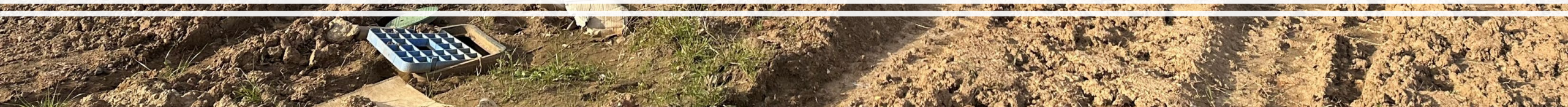
12.21.2022





02.10.2023

Rodeo Rose Café





CMP
Cornerstone Metal Products





welcome

TO MOUNT PLEASANT, TEXAS



local
bounti

LET'S GROW TOGETHER!

Local Bounti Corp. (NYSE: LOCL, LOCL WS)

PHASE 1: 250,000 SF (currently under construction)

PHASE 2: 800,000 SF (3-5 years from 2023)

- ~60 jobs
- \$80 million



125 Cypress Dr



Newly Weds Foods

Turn Right on
Cypress Drive



271

271

3417

Diamond C Trailers

THE PLANE STORE

Mt Pleasant Regional Airport-KOSA

US HWY 271

271



Groundbreaking Ceremony 01.04.23





03.20.2023







VICTOR[®]
SUPER PREMIUM PET FOOD



MID AMERICA PET FOOD



NEXT
LEVEL
PET NUTRITION





Total Area: 6,879 SF

01.26.2023



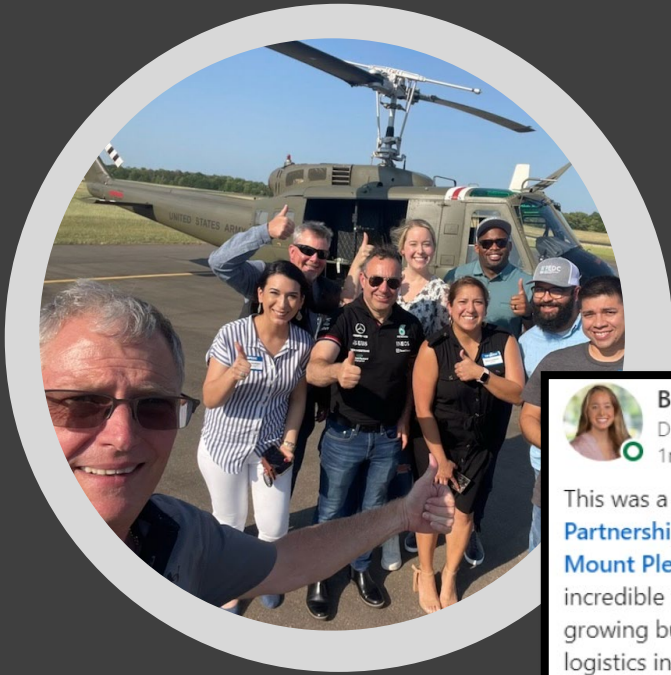
May 18-20, 2022



Paige Webster, CECD • 1st

Owner/Site Selection Consultant at Webster Global Site Selectors...Able to do...
1mo • Edited •

I attended a impressive Familiarization Tour last week in Mount Pleasant, TX. It was top notch to see a rural community "Rising Above the Rest". Thank you [Nathan Tafoya, CECD](#), [EDP Janeth Moreno](#) and [Mike Grella](#) for facilitating and making me feel welcomed to a wonderful, pro-active business community. [#mountpleasant](#) [#economicdevelopment](#) [#Familiarizationtour](#) [#siteselection](#)



Brooke Edwards • 1st

Director of Site Location Projects at Global Site Location Industries
1mo • Edited •

This was a fam tour for the books! I can't thank [Mike Grella](#) with [Grella Partnership Strategies](#), and [Nathan Tafoya, CECD, EDP](#) and [Janeth M.](#) with the [Mount Pleasant Economic Development Corporation](#) enough for putting on an incredible familiarization tour in Mount Pleasant, Texas. This town has it all for growing businesses seeking to expand in a place with hard working labor, prime logistics infrastructure and small town Texas charm.



MPEDC Hosts 1st FAM Tour

MPEDC invited corporate site selectors from across North America to visit the most vibrant community in Northeast Texas where they experienced first-class hospitality, engaged with local officials & business owners, toured shovel-ready industrial sites, and see first-hand why expanding companies like Diamond C Trailers, Sweet Shop USA, Laura's Cheesecake, Pilgrim's Pride, Big Tex Trailers, & Newly Weds Foods call Mount Pleasant home.



NTCC starts Professional Driving Academy in Fall 2020



MPEDC awards a \$25,000 Workforce Development Grant it co-developed with NTCC

2
0
2
1



2
0
2
2



The image features four 3D models of houses, each with a white body and a red roof, arranged in a line from left to right, increasing in size. They are set against a dark wood-grain background. A white, hand-drawn style border frames the entire scene. The word "Housing" is written in a white, serif font across the middle of the houses, with a white horizontal line underneath it.

Housing



H&M PROPERTIES
COMING SOON!
1434 W. 16th St.
2 BEDROOM, 1 BATH
CALL TO RESERVE
903-572-7746

1434 W. 16th Street

2 Bedroom, 1 Bath

Anticipated Move-In Month: April/May

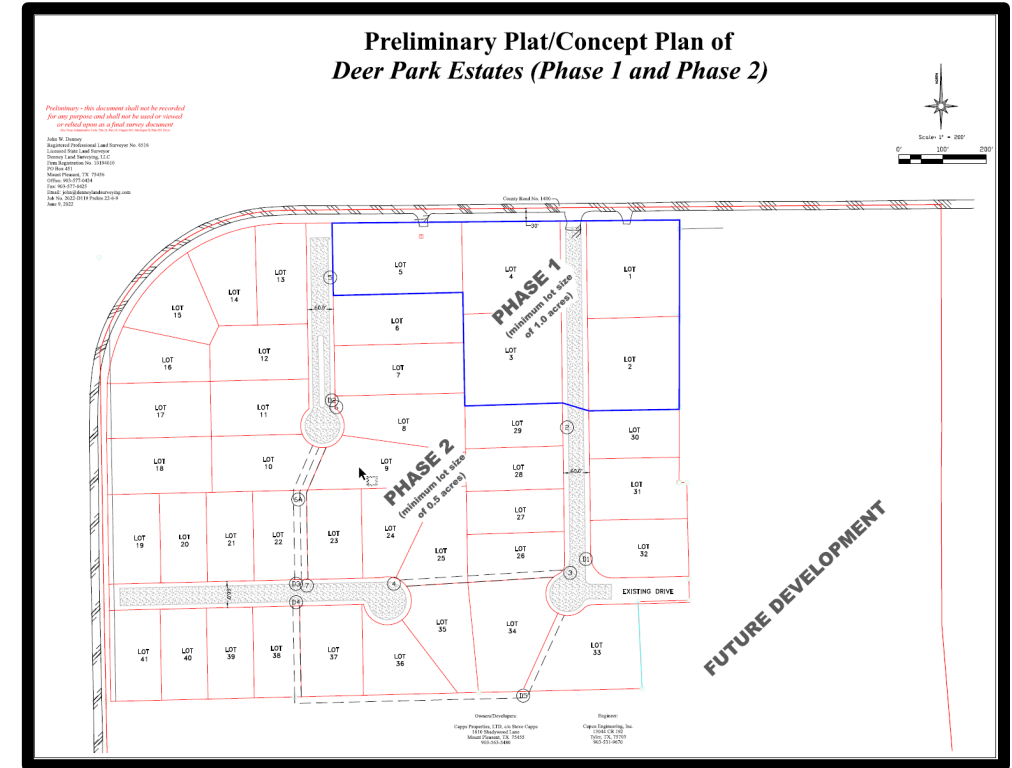
16 Units Available

\$875/month



The Anderson Towne Crossing is a mixed use developed consisting of entertainment, commercial pad sites, town homes, patio homes and multi-family. The development has 15 commercial pad sites located along I-30 and Highway 271, in addition to 12 acres of commercial in-line retail/fitness space. The development includes 103 town homes, 145 patio homes, and 500 multi-family units. The development is positioned on Tankersley Lake and will include a marina with restaurants, and beach volleyball. It will incorporate the current 8 acre City Park and boat ramp, which we will be refreshing to match the image of the development.

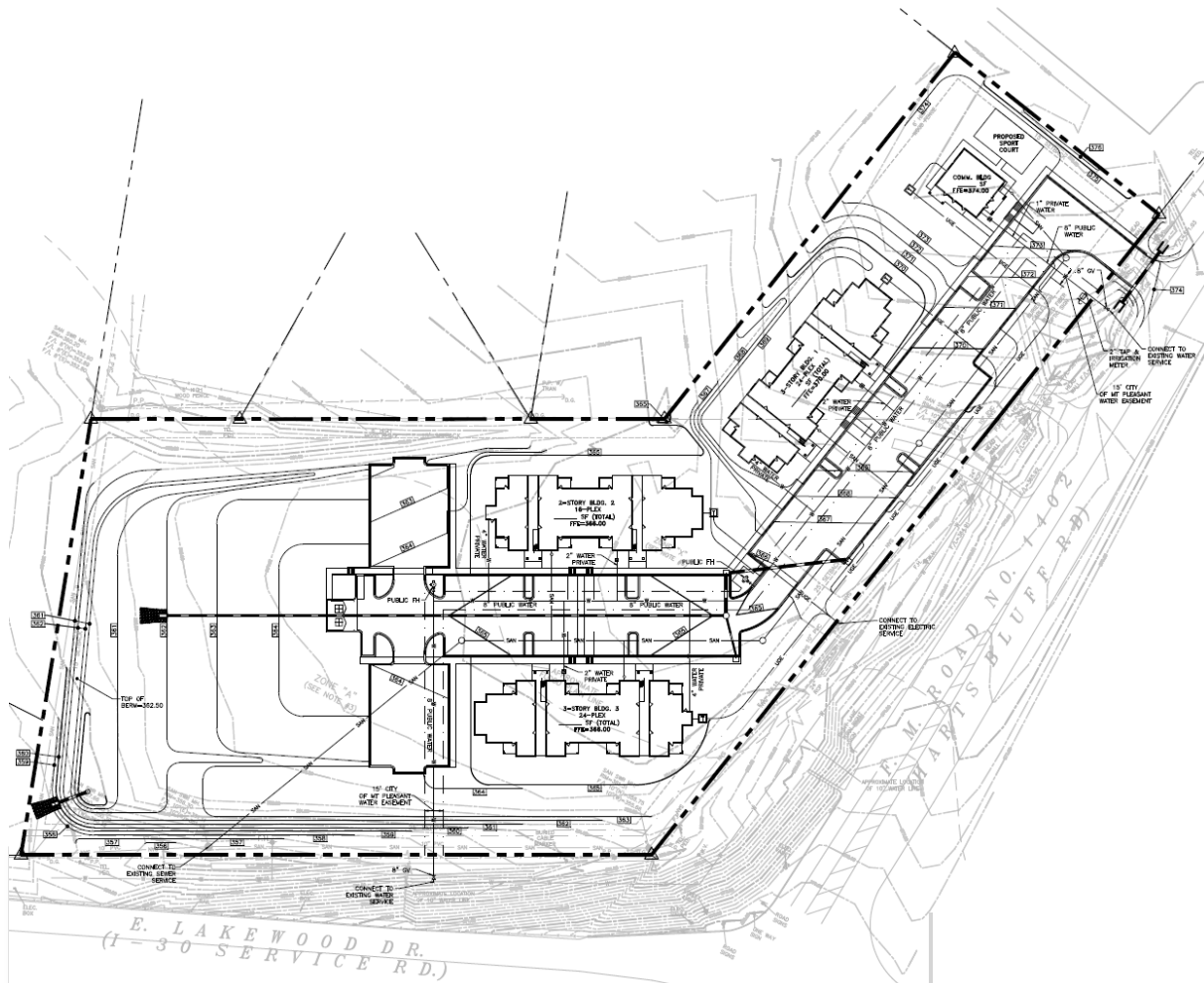
Deer Park Estates: 120- 140 SFR Lots





Deer Park Estates

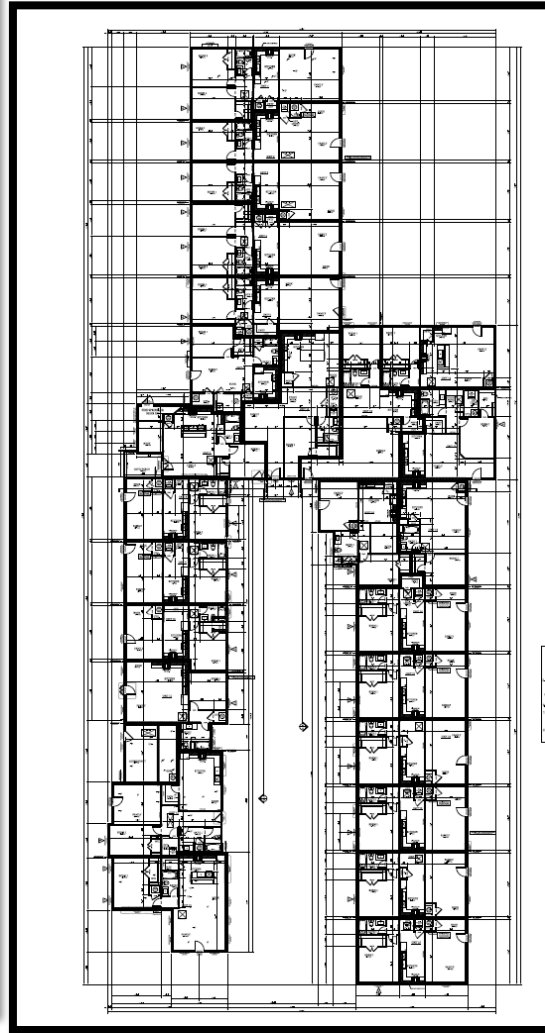
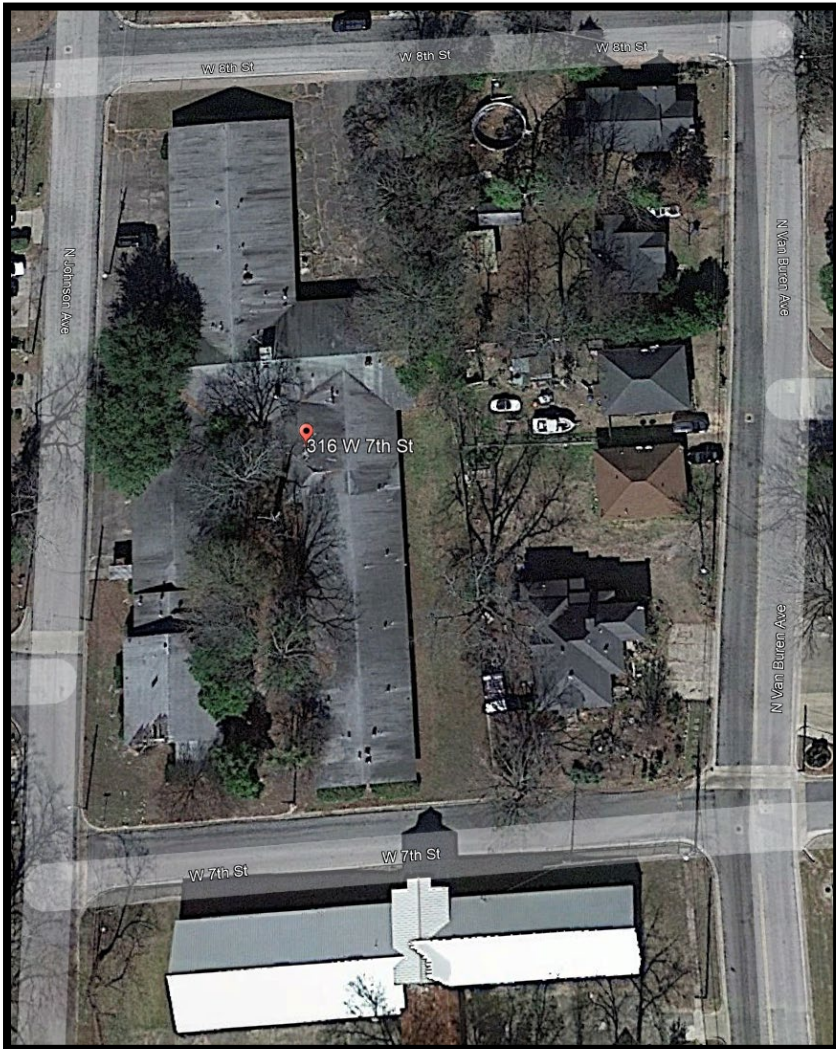
- SFR: 120 – 140 lots



Harts Bluff Road:

- MF: 60-70 units planned
- Contingent on State Tax Program Award

316 N 7th St : MF 25 unit renovation



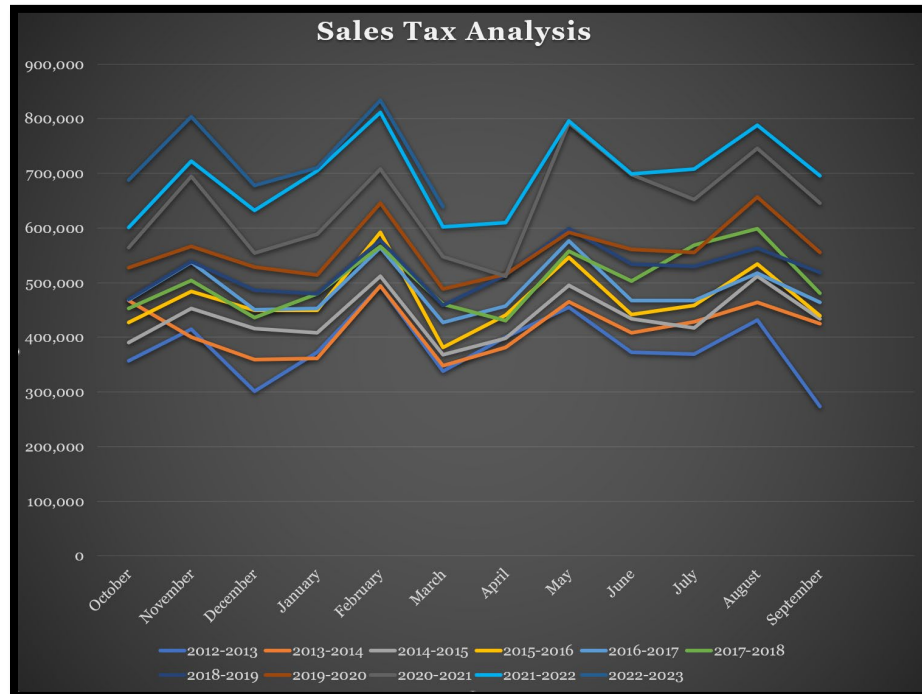
The background features a dark teal color with a faint world map and a line graph showing an upward trend. A hand is visible on the right side, pointing upwards. The text is centered and underlined.

Economic Indicators Update

Shop Local: Mount Pleasant, Texas



City Sales and Use Tax Comparison Summary * As of March 20, 2023						
City	Net Payment This Period	Comparable Payment Prior Year	% of Change	Payment YTD	Prior Year Payment YTD	% of Change
Mount Pleasant	\$639,122.77	\$602,264.94	6.11%	\$2,182,452.46	\$2,118,279.30	3.02%
Daingerfield	\$52,483.27	\$47,851.50	9.67%	\$168,800.80	\$156,619.04	7.77%
Mount Vernon	\$90,632.57	\$90,614.67	0.01%	\$285,475.40	\$324,766.70	-12.09%
Paris	\$917,167.37	\$921,211.48	-0.43%	\$3,136,241.36	\$2,918,325.87	7.46%
Pittsburg	\$134,292.85	\$102,910.22	30.49%	\$447,638.96	\$342,913.67	30.53%
Sulphur Springs	\$653,603.68	\$599,404.98	9.04%	\$2,233,720.56	\$2,091,926.05	6.77%



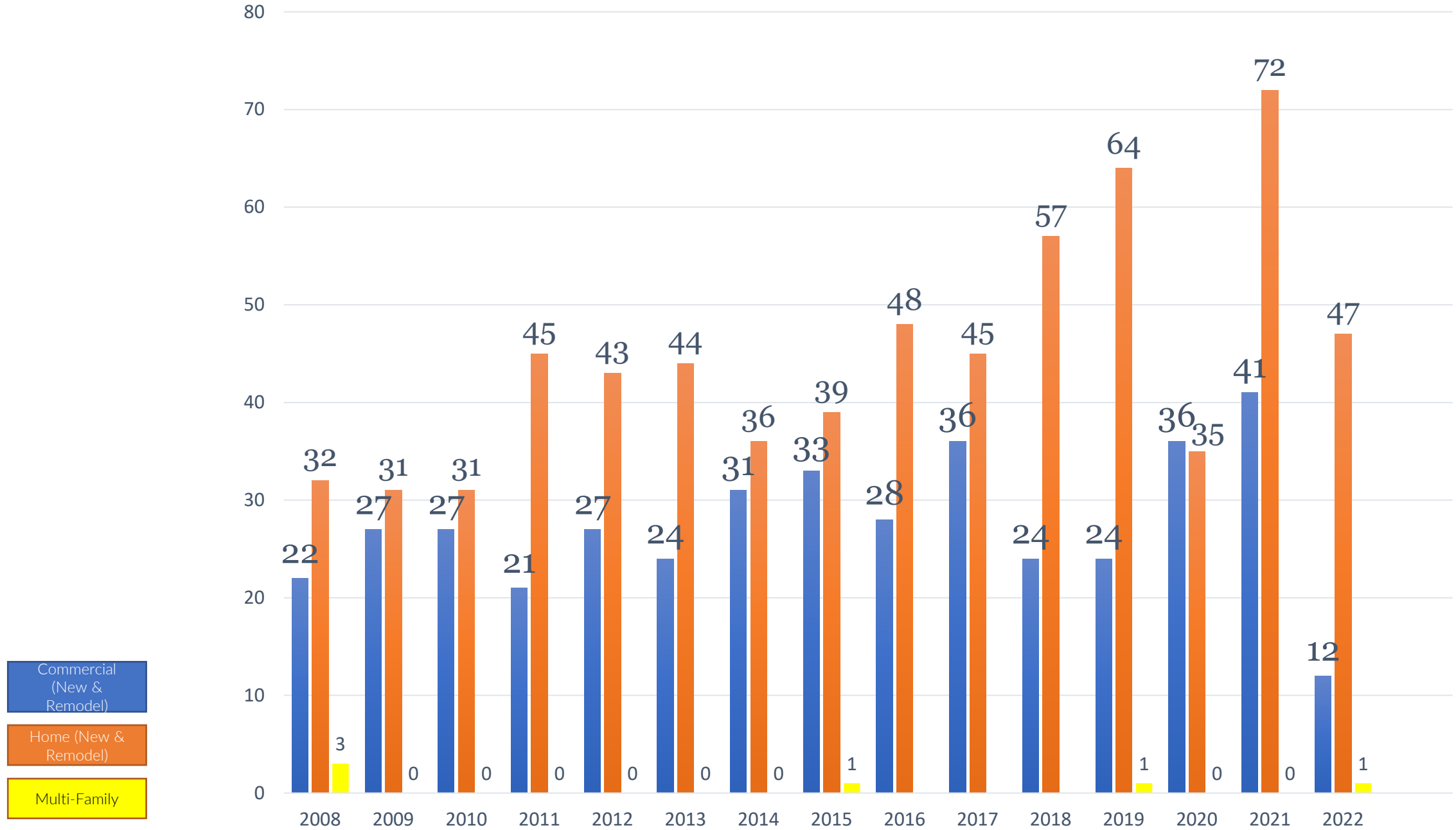
Sales Tax Rates

City	1.50%
County	0.50%
State	6.25%

Year	New Commercial	Total Value	Commercial Remodels/Add-on	Total Value	New Home	Total Value	Home Remodels/Add-on	Total Value	New Multi-Family Buildings	Total Value
2022	12	\$15,703,236	32	\$7,529,622	47		58		1	\$750,000
2021	19	\$10,572,343	22	\$4,708,434	40	\$595,566	32	\$293,119		
2020	28	\$3,418,055	8	\$1,119,397	10	\$1,255,130	25	\$193,225		
2019	13	\$11,163,740	11	\$435,540	33	\$5,447,797	31	\$372,100	1	\$156,000
2018	8	\$3,610,320	16	\$2,842,014	29	\$3,995,955	28	\$314,137		
2017	14	\$14,410,645	22	\$9,347,020	27	\$4,261,537	18	\$334,750		
2016	12	\$2,397,990	16	\$1,666,850	19	\$2,442,193	29	\$846,023		
2015	15	\$9,197,645	18	\$637,380	20	\$2,811,713	19	\$391,020	1	\$7,952,940
2014	18	\$8,418,550	13	\$1,281,470	22	\$2,605,577	14	\$248,111		
2013	9	\$4,362,565	15	\$921,399	18	\$2,396,975	26	\$339,481		
2012	8	\$3,063,387	19	\$2,918,059	14	\$2,516,002	29	\$438,288		
2011	3	\$2,840,000	18	\$2,696,711	7	\$1,357,010	38	\$533,365		
2010	9	\$1,668,100	18	\$566,558.08	4	\$613,046	27	\$324,776		

Permits Issued

Number of Permits Issued



Labor Market

TEXARKANA LAUS										
		January- 23					January- 22			
Area	Type	Labor Force	Employment	Unemployment	Rate	Labor Force	Employment	Unemployment	Rate	
Bowie	County	38,656	36,832	1,824	4.7	38,656	38,727	36,618	2,109	5.4
Cass	County	11,847	11,256	591	5.0	11,847	12,129	11,428	701	5.8
Delta	County	2,556	2,431	125	4.9	2,556	2,497	2,389	108	4.3
Franklin	County	5,372	5,172	200	3.7	5,372	5,320	5,123	197	3.7
Hopkins	County	18,710	17,833	877	4.7	18,710	18,214	17,515	699	3.8
Lamar	County	24,286	23,090	1,196	4.9	24,286	24,331	23,082	1,249	5.1
Morris	County	4,449	4,160	289	6.5	4,449	4,474	4,106	368	8.2
Red River	County	4,997	4,737	260	5.2	4,997	5,253	4,946	307	5.8
Titus	County	13,867	13,224	643	4.6	13,867	13,498	12,812	686	5.1
Paris	City	11,718	11,039	679	5.8	11,718	11,670	11,036	634	5.4
Texarkana	City	14,820	14,067	753	5.1	14,820	14,748	13,986	762	5.2

A photograph of wooden Scrabble tiles on a wooden surface. A long wooden rack in the foreground contains tiles spelling out the word 'QUESTIONS'. The tiles are light-colored wood with black letters and numbers. The background shows several other tiles scattered on the surface, including 'A', 'G', 'C', 'S', 'E', 'L', 'R', 'H', and 'T'. The entire image is framed by a white, hand-drawn style border.

Questions

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