



State of the Economy Luncheon

March 27, 2024

Meet our Board of Directors & Staff



President



Vice President



Secretary/ Treasurer



Board Member



Board Member



Executive Director



Director of Operations





Economic Indicators Update

By the Numbers: Past 24 months

1

New Companies



4

Business Expansion & Retention



~200

Jobs Created

\$98,500,000

Investment

Sales Tax

City Sales and Use Tax Comparison Summary

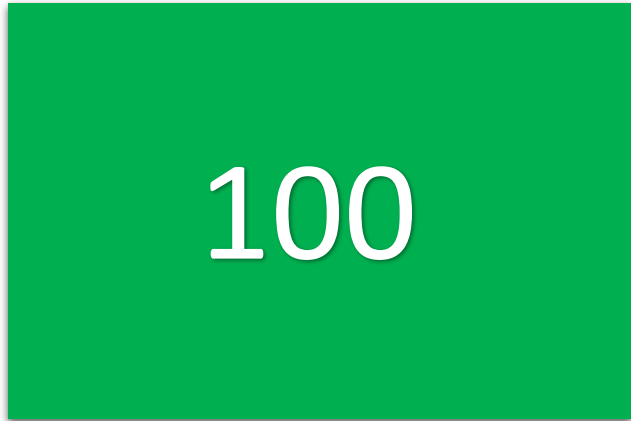
City	Net Payment This Period	Comparable Payment Prior Year	% of Change	Payment YTD	Prior Year Payment YTD	% of Change
Mount Pleasant	\$617,183.90	\$639,122.77	-3.43%	\$2,029,022.90	\$2,182,452.46	-7.03%
Daingerfield	\$51,370.90	\$52,483.27	-2.11%	\$163,904.96	\$168,800.80	-2.90%
Mount Vernon	\$94,339.25	\$90,632.57	4.08%	\$299,654.79	\$285,475.40	4.96%
Paris	\$902,351.76	\$917,167.37	-1.61%	\$3,273,778.25	\$3,136,241.36	4.38%
Pittsburg	\$100,266.72	\$134,292.85	-25.33%	\$382,883.05	\$447,638.96	-14.46%
Sulphur Springs	\$652,058.77	\$653,603.68	-0.23%	\$2,278,968.69	\$2,233,720.56	2.02%

Permits Issued

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
2023	15	\$78,205,419	25	\$1,507,465	27		48		3	\$9,827,000
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		

MP Residential Status & Outlook

Dwelling Units in “Active” Construction



Skyrise Villas (CoC): 72
316 W. 17th St. (old nursing home): 25
Downtown: 3

2-4 Year Horizon Dwelling Unit (Plans & Discussions)



Anderson Towne Crossing,
Skyrise Phase 2, Papa Johns Site,
Tennison (2 projects), Urbans, Hwy 271
triangle junction

Labor Market

TEXARKANA LAUS													
February-24						January-23				February-23			
Area	Area Type	Labor Force	Employment	Unemployment	Rate	Labor Force	Employment	Unemployment	Rate	Labor Force	Employment	Unemployment	Rate
Bowie	County	38,747	36,954	1,793	4.6	38,346	36,706	1,640	4.3	38,610	36,723	1,887	4.9
Cass	County	12,132	11,472	660	5.4	11,966	11,361	605	5.1	12,069	11,432	637	5.3
Delta	County	2,526	2,416	110	4.4	2,491	2,384	107	4.3	2,527	2,389	138	5.5
Franklin	County	5,178	4,958	220	4.2	5,043	4,825	218	4.3	5,300	5,090	210	4.0
Hopkins	County	19,459	18,748	711	3.7	19,213	18,580	633	3.3	19,068	18,179	889	4.7
Lamar	County	23,699	22,647	1,052	4.4	23,286	22,316	970	4.2	23,864	22,645	1,219	5.1
Morris	County	4,576	4,288	288	6.3	4,519	4,244	275	6.1	4,543	4,258	285	6.3
Red River	County	4,889	4,651	238	4.9	4,807	4,576	231	4.8	5,050	4,773	277	5.5
Titus	County	13,784	13,144	640	4.6	13,455	12,858	597	4.4	13,676	13,013	663	4.8
Paris	City	11,373	10,828	545	4.8	11,129	10,669	460	4.1	11,521	10,827	694	6.0
Texarkana	City	14,859	14,114	745	5.0	14,689	14,019	670	4.6	14,793	14,026	767	5.2



Notable Small Biz Commercial Activity



Industrial/Commercial Developments



March 2023



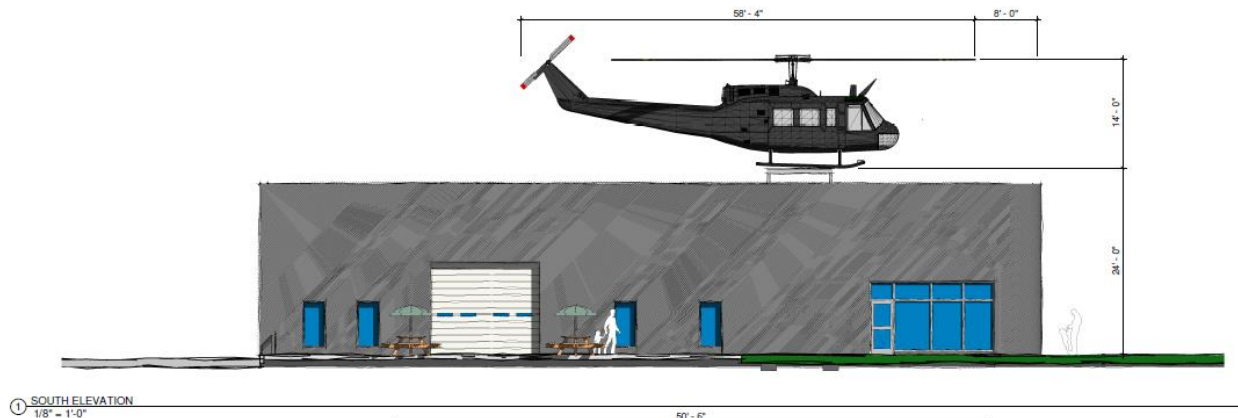
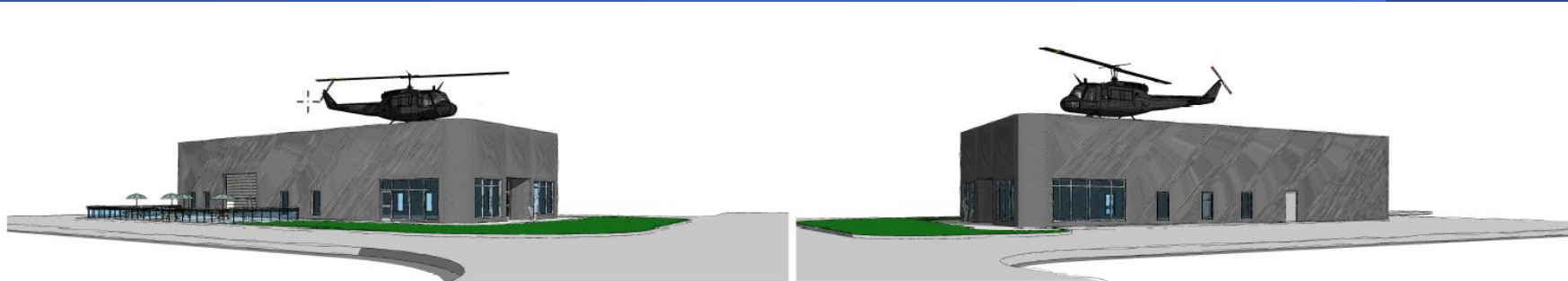
June 2023



January 2023



Huey's Coffee Shop (Coming May 2024)



Huey's Coffee Helicopter Study

301 W 16th St
Mt Pleasant Tx 75455

ISSUE: 02.09.2024
For Review

REVISIONS



SD.1



619 N. Grand Avenue Waco, TX 75115
1.469.658.9097



Mason's True Value



REVOLVING LOAN FUND

A revolving loan fund is a gap financing measure primarily used for development and expansion of small businesses and entrepreneurial ventures.

It is a self-replenishing pool of money, utilizing interest and principal payments on old loans to issue new ones.

Laura's
CHEESECAKE



Worth It Beauty & Wellness

Welcome to our spa!



NEWU
by Bello





Laura's

CHEESECAKE

Investment: Minimum of \$500,000
Net New Employment: 2 Full-Time & 1 Part-Time



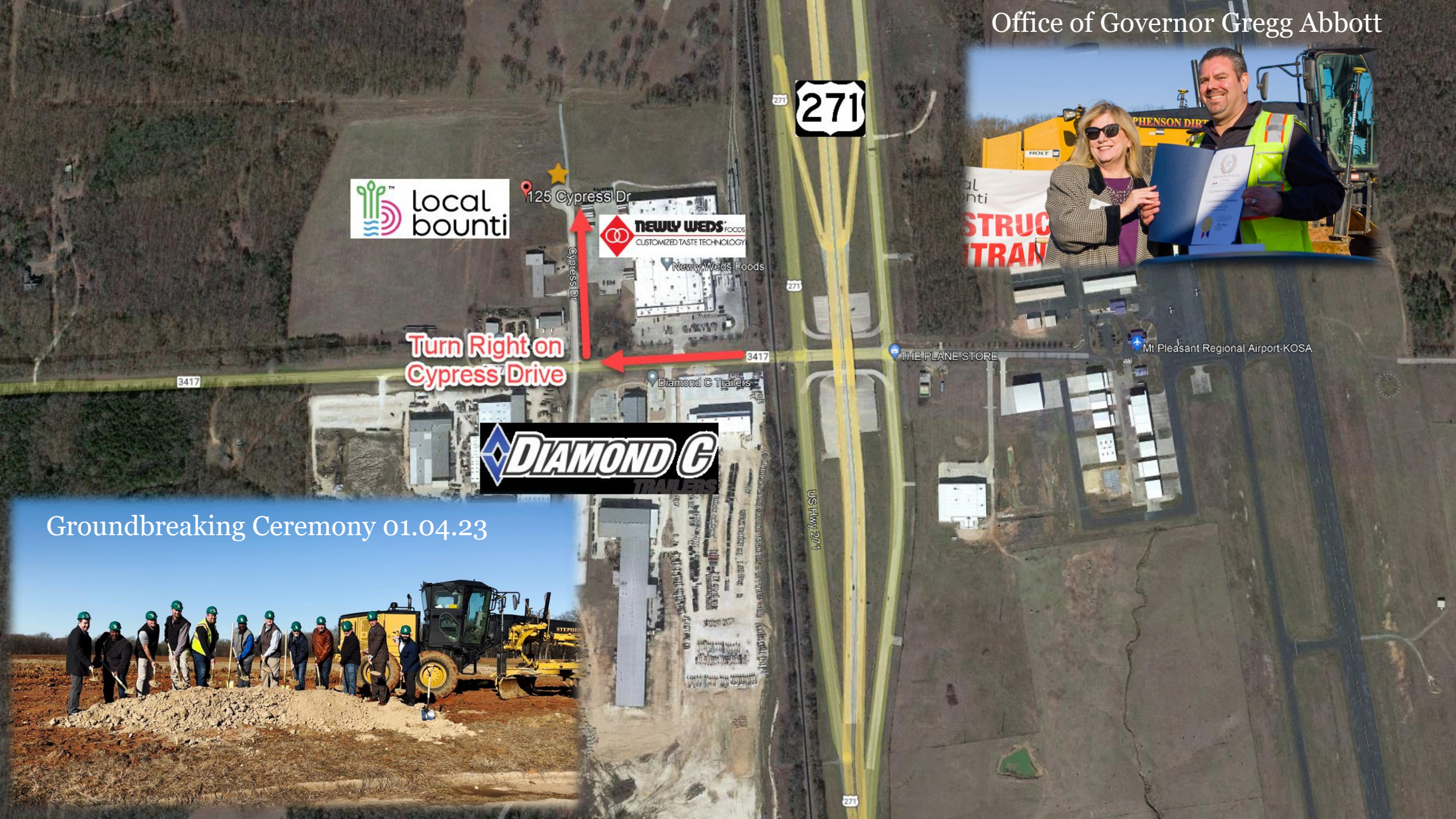
MPEDC: Hwy 67 Industrial Complex



LOT#1	LOT#2	LOT#3	LOT#4	ROW
28,766 SF	72,905 SF	161,137 SF	132,146 SF	62,296 SF
TOTAL= 457,250 SF.				



Notable Large Industry Activity Recap



125 Cypress Dr



Newly Weds Foods

Turn Right on
Cypress Drive



Groundbreaking Ceremony 01.04.23



welcome

TO MOUNT PLEASANT, TEXAS



**local
bounti**

LET'S GROW TOGETHER!

November 7, 2023



March 1, 2024



MOUNT PLEASANT, TX

**Investment: Minimum of
\$25,000,000**

SF: 451,139 (Phase 1)

SF: 806,329 (Phase 2)

Net New Employment: 20



October 2023



**EDC Awarded
TX Dept. of Ag -
RBF
Grant: \$693,250**



Partnerships:



4-Way Public
Private Partnership

\$30,000 each
(\$120,000 total)

+

\$693,250

\$813,250



January 2024



Investment: Minimum of \$5,000,000
Net New Employment: 75
Average Wage: \$60,000



Mount Pleasant Tribune
 www.TribNow.com 149th Year • No. 36 The community newspaper of Gary Pilgrim Saturday, May 6, 2023 \$1.00

Inside this edition

MPHS art students earn state medals
 Page 2

Outdoors
 Page 8

RoadClipper Enterprises to locate corporate headquarters in downtown Mount Pleasant

Mount Pleasant Economic Development Corporation is pleased to announce that RoadClipper Enterprises, Inc. has purchased a historic and landmark downtown property to establish its headquarters.

The property, located at 301 N. Madison Avenue, includes an entire city block and some of the tallest and most spacious buildings in the community.

See ROADCLIPPER Page 7

COURTESY PHOTO





2023 Community Economic Development Award



TAC: Technology Advancement Center

DIAMOND C TRAILERS
TAC
450 Commerce Dr.



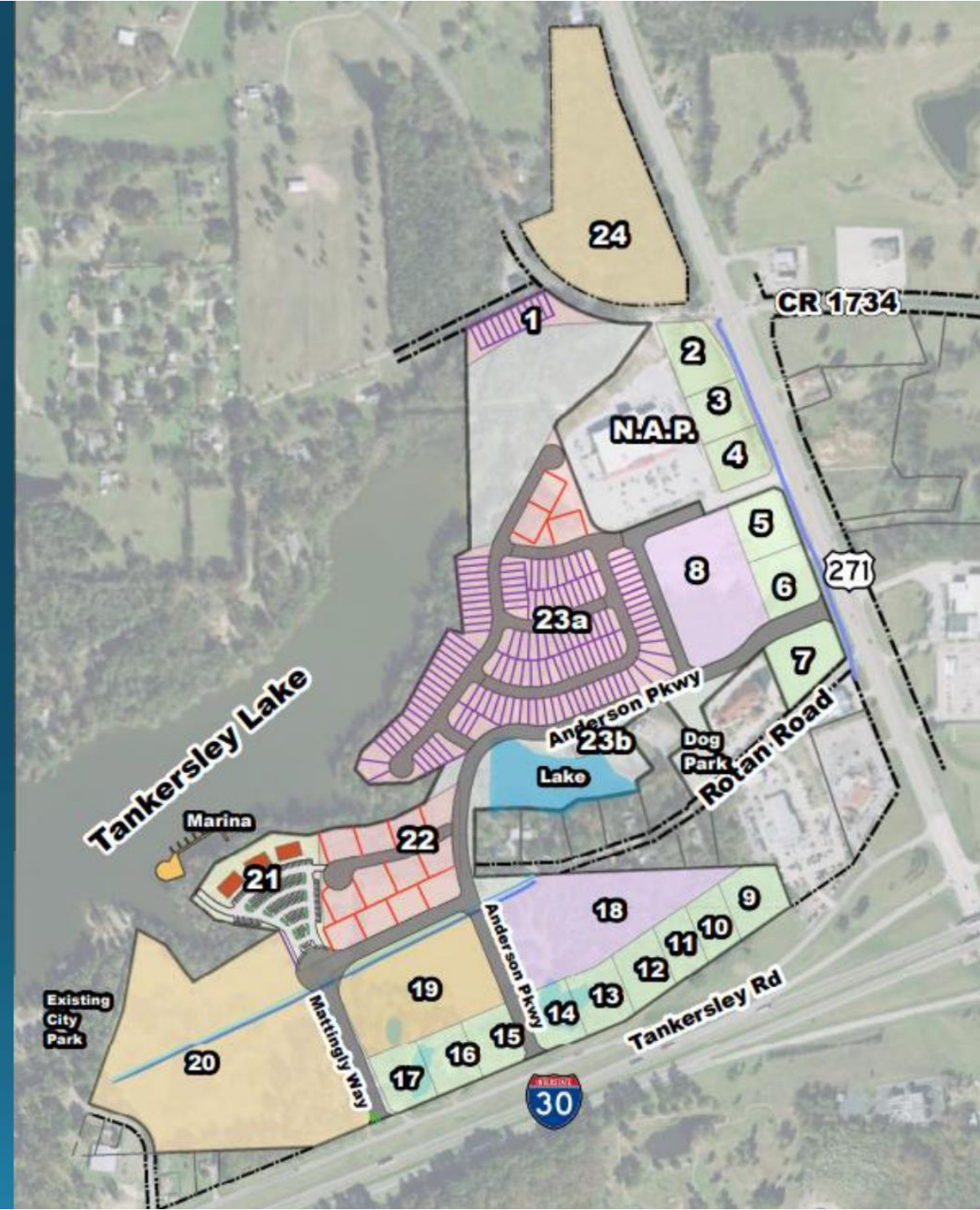
Priefert

40-Acre Master-Planned
North Campus

2 Buildings Complete
First of two tube mills operational
100+ NEW jobs by Fall 2024
More building & a rail spur coming 2025!

Anderson Towne Crossing

Planned mixed-use development to begin construction summer 2024.





**TRMC:
83,588 SF
Expansion
CEO Terry Scoggin**

When **SECONDS** count...



Healthier **Tomorrows** Start ***HERE!***

Titus County Hospital District

Board of Managers



Don Lowry
Chairman



Rob Holliday
Vice Chairman



Tony Rundles
Secretary



Trent Abbott



Kevin Rose



Ricky Baker



To Be Appointed
Precinct 2



Dr. James Bové
Chief Of Staff



Three-Legged Stool



Titus County Economic
Success & Growth



Good
Schools



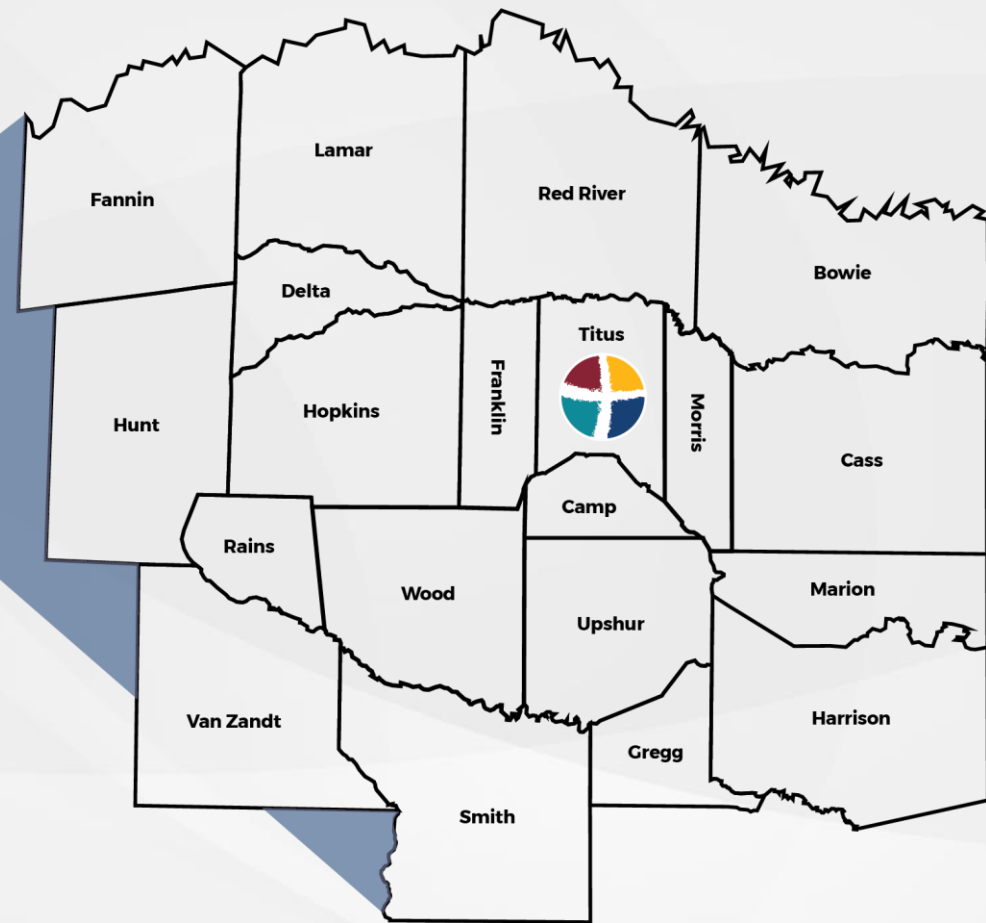
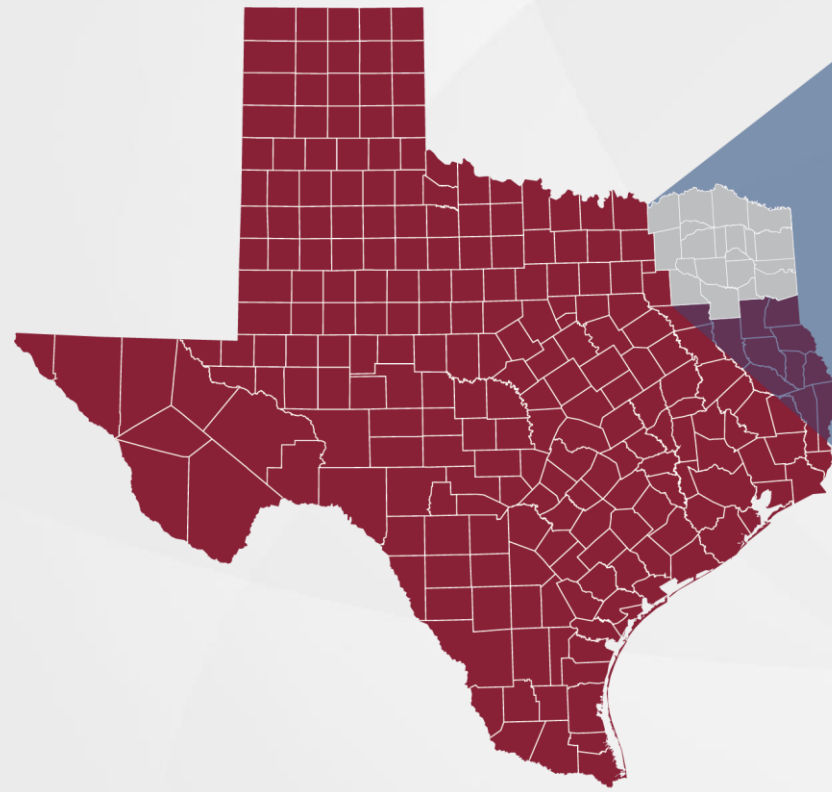
Good
Churches



Good
Hospital



Northeast Texas



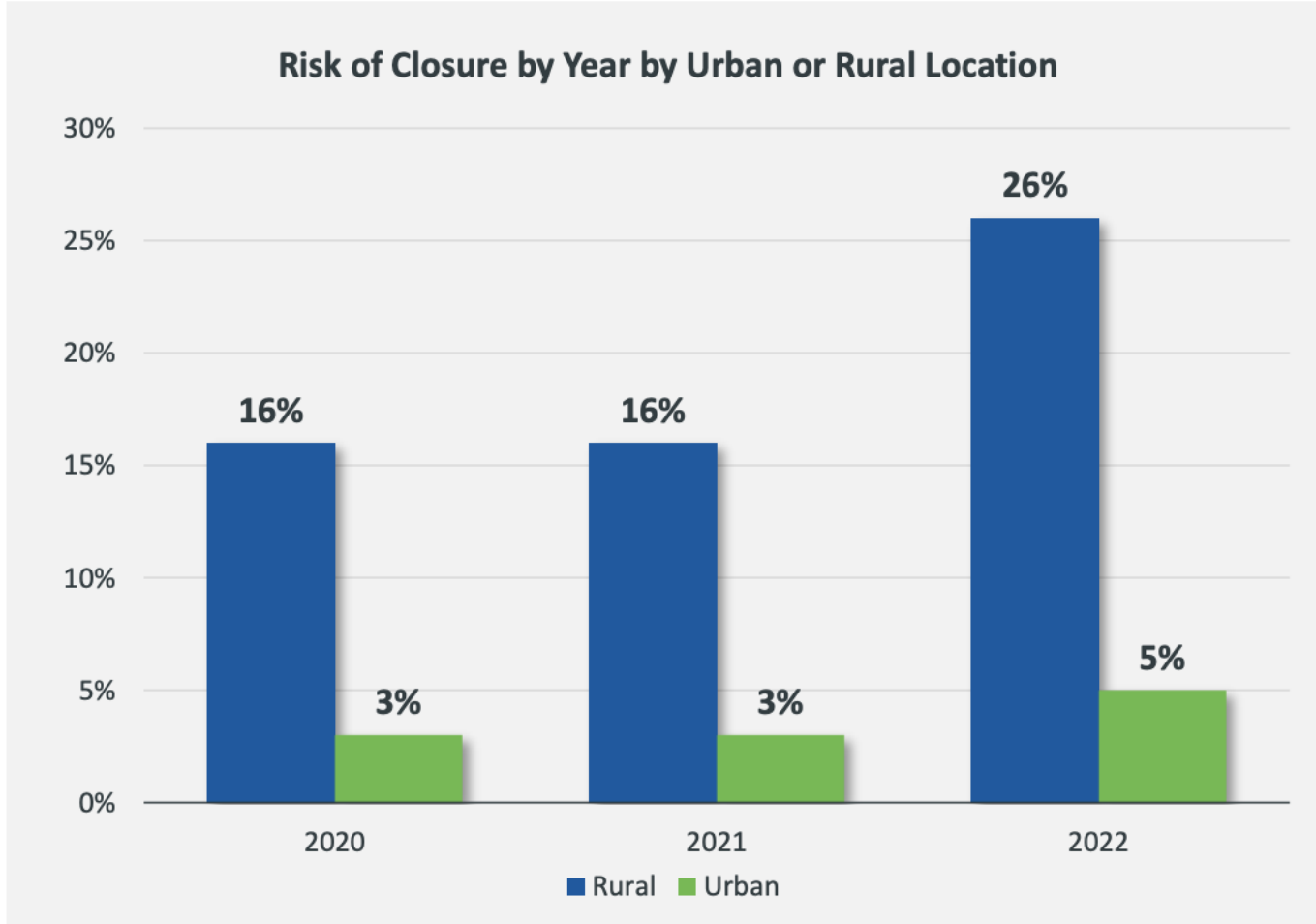
Titus	-	31,247	} 77,630
Red River	-	11,587	
Morris	-	11,973	
Camp	-	12,464	
Franklin	-	10,359	
Bowie	-	92,893	
Cass	-	28,454	
Marion	-	9,725	
Upshur	-	40,892	
Wood	-	44,843	
Hopkins	-	36,787	
Delta	-	5,230	
Lamar	-	50,088	

Source: Population from 2020 Census



Titus Regional Medical Center is the **only independent health system** in Northeast Texas

State of Rural Health Care

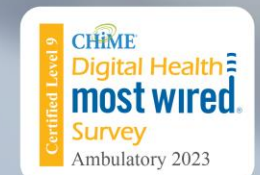
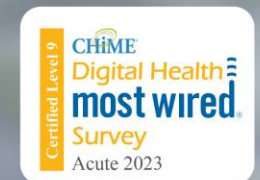
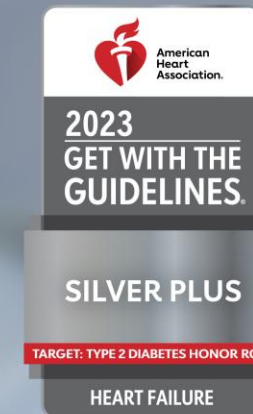


KaufmanHall and THA reported 26% of Texas' rural hospitals were at risk of closure.

Twenty-Eight (28) rural hospitals have closed in Texas since 2010

Two largest independent Texas rural hospitals joined systems in 2023

Recognized *For* EXCELLENCE!



Healthcare Workforce

	<u>Full Time</u>	<u>PRN</u>	<u>Total</u>	<u>Avg Salary</u>
Nursing	174	84	258	\$70,430
Clinical	323	155	478	\$51,285
Operations	178	21	199	\$47,435
TRMC	675	260	935	\$55,750



Physicians & Advanced Healthcare Practitioners

	<u>Doctors</u>	<u>Practitioners</u>	<u>Total</u>
Employed	25	29	54
Independent	22	7	29
Contracted	18	4	22
TRMC	65	40	105



Expanding...



NORTH



SOUTH





FamilyCare Center

Bogota







**HEART &
VASCULAR
INSTITUTE**
at Titus 



THE SCOPE »

Learning to Affect Change for Rural Texas Hospitals

How a THA Leadership Fellows Program capstone project for Titus Regional Medical Center's Kathy Griffis went from spark of inspiration to statewide policy.

Written by LuAnn Glowacz



Emergency Department Tele-Psychiatry Service Pilot Partnership



TEXAS TECH UNIVERSITY
HEALTH SCIENCES CENTER™



Medical School



4 Students



2 Students



Residency Program

**2025:
Rural Internal Medicine
Residency Program**

4 residents for 3 years (12 total)

**2025:
Rural OBGYN
Residency Program**

3 residents for 4 years (12 total)

**2026:
Rural Primary Care Program**

6 residents for 3 years (18 total)

42 NEW Physicians working in OUR community within 4 years!



TITUS REGIONAL MEDICAL CENTER





COMMUNITY

★ ★ LOCAL PARTNERSHIPS ★ ★



2024 TRMC



*Lifetime
Achievement
in Healthcare*

Dr. Paul Meriwether

Family Care Center - Harts Bluff



TITUS REGIONAL MEDICAL FOUNDATION

Grand Gala

APRIL 27, 2024

▶ **6:00 PM** ◀

Mt. Pleasant Regional Airport
602 Mike Hall Parkway, Mt. Pleasant, TX

VICTOR
SUPER PREMIUM PET FOOD



TA ASSOCIATES

MID AMERICA PET FOOD



May 9, 2023



\$40 million investment
105,000 SF warehouse
12,000 SF office
Plant Expansion
Added ~14 new jobs, bringing
total company employment
~200



September 7, 2023






Investment: Minimum of \$5,800,000 Building: 40,000 SF Job Retention: 50 FTEs



Investment: Minimum of \$5,400,000 Net New Employment:15




TEXAS WORKFORCE SOLUTIONS
February 22, 2024

Pay to the order of
Northeast Texas Community College **\$193,372**

One Hundred Ninety Three Thousand, Three Hundred Seventy Two Dollars

Skills Development Fund *Albeto J. Ruiz*
Texas Workforce Commission

Skills Development Fund





Questions

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