



ECONOMIC DEVELOPMENT CORPORATION MEETING

Thursday, August 13, 2026 – 6:00 PM

109 North Kaufman Street, Mount Vernon, Texas 75457

Our mission: to provide effective and fiscally responsible municipal services in a manner which promotes our high standard of community life.

Vision Statement Mount Vernon is a caring community committed to excellence and quality of life, aspiring to be the community of choice for ourselves, our children, and future generations – beautiful, clean, vibrant, and safe. We will strive to preserve our heritage, our friendly hometown atmosphere, and celebrate the diversity of all our citizens.

MINUTES

Call to Order

Vice President Munoz called the meeting to order 6:01 pm

Present: Vice-President Julia Munoz, Board Members Jeff Byrnes, Gabe Sharp, Kevin Anthony and Don Huffstetler

Absent: President Mark Sachse, Board Member Kristin Scott

Public Comment

Consent Agenda

1. Called Meeting Minutes - June 29, 2026

*Motion made to approve the consent item as presented by Member Anthony, seconded by Member Byrnes
All in favor, none opposed*

Public Hearing

2. The purpose of this hearing is to hear evidence for or against a request made by Black Dog Deli and Travis Boulware and Sarah Ivy Catering, to provide assistance with Existing Business Structure Assistance, Graduated Rental Assistance, Job Creation/Retention Incentives for the business located at 410 W I-30 Frontage Rd, Mount Vernon, Texas, 75457.

Public Hearing opened 6:02 pm

City Administrator explained that the owner is not here, the item will be moved to a subsequent meeting

Public Hearing Closed at 6:03 pm

3. The purpose of this hearing is to hear evidence for or against a request made by The Ranch Fitness, LLC, to provide assistance with Existing Business Structure Assistance, for the business located at 204 E Main Street, Mount Vernon, Texas, 75457.

Public Hearing opened 6:03 pm

Kale Roethle, owner, explained the improvements made so far to the building as well as new services that are being offered to the public.

Public Hearing Closed at 6:05 pm

Items to be Considered

4. Consider request made by Black Dog Deli and Travis Boulware and Sarah Ivy Catering, to provide assistance with Existing Business Structure Assistance, Graduated Rental Assistance, Job Creation/Retention Incentives for the business located at 410 W I-30 Frontage Rd, Mount Vernon, Texas, 75457

No Action

5. Consider request made by The Ranch Fitness, LLC, to provide assistance with Existing Business Structure Assistance, for the business located at 204 E Main Street, Mount Vernon, Texas, 75457

Members discussed recent changes made to the gym including new social media presence, updated membership software, and 24-hour key fob access. Roethle indicated that membership increased by approximately 25 in the first day of being open. Roethle advised that the total investment is \$487,000. Additional expenses will be incurred when the recovery rooms, yoga and pilates studio are complete.

Motion made to approve the Incentive request in the amount of \$50,000, by Member Huffstetler, seconded by Member Byrnes.

All in favor, none opposed

Board Member Reports and Discussion

6. Discuss upcoming projects and goals

City Administrator advised of the upcoming projects being considered and explored by staff as well as progress of the upcoming budget.

Adjourn

Motion to adjourn at 6:42 pm made by member Sharp, seconded by Board Member Anthony.

All in favor, none opposed

Approved:

/s/Mark Sachse
Mark Sachse, President

Attest:

/s/Angie Pike
Angie Pike, City Secretary