



ECONOMIC DEVELOPMENT CORPORATION

Thursday, July 10, 2025 – 6:00 PM

109 North Kaufman Street, Mount Vernon, Texas 75457

AGENDA

Call to Order

Public Comment

The Texas Open Meetings Act prohibits the Board from responding to any comments other than to refer the matter to a future agenda, to an existing policy, or to a staff person with specific factual information. Claims against the Board or employees, as well as individual personnel appeals are not appropriate for citizens' forum.

Consent Agenda

1. Minutes 6/12/2025
June 2025 Financials

Public Hearing

The purpose of this hearing is to hear evidence for or against a request made by Crystal Copeland dba The Glove Factory to provide assistance with Graduated Rental Assistance for the business located at 201 E Dallas Street, Mt Vernon, TX 75457

Action Items:

2. Consider and act upon approval of request made by Crystal Copeland dba The Glove Factory for graduated rental assistance.
3. Consider and act upon approval of 2025-2026 proposed budget.

Board Member Reports and Discussion

Grants, Parks, Infrastructure

Adjourn

/s/ Mark Sachse
Mark Sachse - Board President

ATTEST:

/s/Kathy Lovier Johnson
Kathy Lovier Johnson – City Secretary
Posted 4:00 PM July 7, 2025

Persons with disabilities desiring to attend the meeting and without transportation may contact City Hall at 903-537-2252 for assistance.

The Mount Vernon Economic Development Corporation Board of Directors reserves the right to go into Executive Session at any time during the meeting with its attorney in accordance with Section 551.071; deliberate the purchase or sale of real property in accordance with section 551.072; deliberate personnel matters in accordance with 551.074; and/or deliberate regarding economic development negotiations. However, no action will be taken during the Executive Session because none is permitted by law.



ECONOMIC DEVELOPMENT CORPORATION

Thursday, June 12, 2025 – 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

President Sachse called the meeting to order at 6:00 p.m. and announced a quorum present.

PRESENT

President Mark Sachse
 Vice-President Julia Munoz
 Secretary/Treasurer Jeff Byrnes
 Board Member Gabe Sharp
 Board Member Kevin Anthony
 Board Member Don Huffstetler
 Board Member Kristin Scott
 City Administrator Craig Lindholm
 City Secretary Kathy Johnson

VISITORS: Bob McFarland, Russell McCurdy, Bill & Nancy Craig, John Richmond, Brad Hyman, Cassidy Wesson, Ryan & Brittany Franza, Jim Funke & Matt Joabuah

Public Comment

No one spoke.

Consent Agenda

1. Minutes April 10, 2025
 January - May 2025 financial reports

Motion made by Board Member Anthony, Seconded by Board Member Sharp.
 Voting Yea: President Sachse, Vice-President Munoz, Secretary/Treasurer Byrnes, Board Member Sharp, Board Member Anthony, Board Member Huffstetler, Board Member Scott

Board Member Reports and Discussion

Smackover Lithium DLE project-Jim Funke Project Director Texas Standard Lithium Ltd.
 Budget 2025/2026

Jim Funke gave a very brief over view of the plan Standard Lithium plan do facilitate on the Franklin/Titus County line and on the Hopkins/Franklin County line. They have leased 25,000 to 30,000 acres. They are currently in operation in Arkansas and Public Utility Commission there requires payment of royalties at 2.5% there, Texas does not have a requirement. They will use very little fresh water, they will reinject the brine into another location approximately two miles away, this method pushes the lithium up into the plant for processing. The process turns liquid lithium into a powder form. Many questions were asked of the audience.

2025-2026 budget discussions were post poned to the July meeting.

Executive Session

Deliberation regarding real property pursuant to *Texas Government Code*, §551.72, seeking the advice of pending litigation.

President Sachse closed the Regular meeting at 6:50 p.m. and opened the Executive Session.

Reconvene

Reconvene into Open Session to Consider Matters Discussed in Closed Session (If Any)

Presient Sachse closed the Executive Session at 7:35.p.m. and re-opened the Regular Session.

There being no further action needing to be taken.

Adjourn

Motion made by Board Member Huffstetler at 7:35 p.m. to close the meeting, Seconded by Board Member Anthony.

Voting Yea: President Sachse, Vice-President Munoz, Secretary/Treasurer Byrnes, Board Member Sharp, Board Member Anthony, Board Member Huffstetler, Board Member Scott

Mark Sachse - Board President

ATTEST

Kathy Lovier Johnson – City Secretary

PERIOD: 6/01/2025 - 6/30/2025

Item 1.

ACCOUNT: 05-1000 EDC CASH

RECONCILIATION SUMMARY

BEGINNING STATEMENT BALANCE:	706,664.92	GL ACCOUNT BALANCE:	712,032.35
DEPOSITS:	+ 33,567.43	OUTSTANDING DEPOSITS:	- 0.00
WITHDRAWALS:	+ 28,200.00CR	OUTSTANDING CHECKS:	- 0.00
ADJUSTMENTS:	+ 3.00	ADJUSTMENTS:	+ 3.00
ENDING STATEMENT BALANCE:	712,035.35	ADJUSTED GL ACCOUNT BALANCE:	712,035.35
STATEMENT BALANCE:	712,035.35		
BANK DIFFERENCE:	0.00		
G/L DIFFERENCE:	0.00		

CLEARED DEPOSITS:

6/30/2025	SALES TAX INCOME	31,901.64
6/30/2025 000001	INTEREST EARNED	<u>1,665.79</u>
TOTAL CLEARED DEPOSITS:		33,567.43
		=====

CLEARED CHECKS:

6/05/2025 004038	OUTFRONT MEDIA	27,500.00CR
6/24/2025 004039	BIG DAWG SPORTS & COLLECTIBLES	<u>700.00CR</u>
TOTAL CLEARED CHECKS:		28,200.00CR
		=====

CLEARED OTHER:

No Items.

PERIOD: 6/01/2025 - 6/30/2025

Item 1.

ACCOUNT: 05-1000 EDC CASH

OUTSTANDING DEPOSITS:
No Items.

OUTSTANDING CHECKS:
No Items.

OUTSTANDING OTHER:
No Items.

7/07/25 3:42 PM

BANK RECONCILIATION

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PERIOD: 6/01/2025 - 6/30/2025

Item 1.

ACCOUNT: 05-1000 EDC CASH

VOIDED CHECKS:

No Items.

PERIOD: 6/01/2025 - 6/30/2025

Item 1.

ACCOUNT: 05-1000 EDC CASH

ADJUSTMENTS:

TYPE	REF	DATE	DESCRIPTION	GL ACCOUNT	ACCOUNT NAME	CASH	OTHER
MISC CR		6/30/2025	ERROR ON JE INTEREST EAR	05 -1000	EDC CASH	3.00	
				05 -4022	INTEREST		3.00CR
TOTAL ADJUSTMENTS:						3.00	3.00CR

=====G / L T O T A L S=====

G/L ACCOUNT	NAME	AMOUNT
05-1000	EDC CASH	3.00
05-4022	INTEREST	3.00CR

7/07/25 3:42 PM

BANK RECONCILIATION

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PERIOD: 6/01/2025 - 6/30/2025

Item 1.

ACCOUNT: 05-1000 EDC CASH

ERROR LISTING

TOTAL ERRORS: 0

** END OF REPORT **

7/07/2025 3:43 PM
VENDOR SET: 99 City of Mount Vernon
BANK: EDC EDC CASH
DATE RANGE: 6/01/2025 THRU 6/30/2025

A/P HISTORY CHECK REPORT

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
6550	OUTFRONT MEDIA							
I-CONTRACT-4117804	OUTFRONT MEDIA	R	6/05/2025			004038		
05 5300.003	PROMOTIONAL/MARKETING	OUTFRONT MEDIA		27,500.00				27,500.00
	BILLBOARD ADVERTISEMENT GREENVILLE							
6560	BIG DAWG SPORTS & COLLECTIBLES							
I-JUNE 2025	BIG DAWG SPORTS & COLLECTIBLES	R	6/24/2025			004039		
05 5300.019	RENTAL ASSISTANCE PROGRAM	BIG DAWG SPORTS & CO		700.00				700.00
	RENTAL REIMBURSEMENT							

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	2	28,200.00	0.00	28,200.00
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0 VOID DEBITS	0.00		
	VOID CREDITS	0.00	0.00	

TOTAL ERRORS: 0

** G/L ACCOUNT TOTALS **

G/L ACCOUNT	NAME	AMOUNT
05 5300.003	PROMOTIONAL/MARKETING	27,500.00
05 5300.019	RENTAL ASSISTANCE PROGRAM	700.00
	*** FUND TOTAL ***	28,200.00

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 99 BANK: EDC TOTALS:	2	28,200.00	0.00	28,200.00
BANK: EDC TOTALS:	2	28,200.00	0.00	28,200.00
REPORT TOTALS:	2	28,200.00	0.00	28,200.00

SELECTION CRITERIA

VENDOR SET: 99-City of Mt. Vernon
VENDOR: ALL
BANK CODES: Include: EDC
FUNDS: Include: 05

CHECK SELECTION

CHECK RANGE: 000000 THRU 999999
DATE RANGE: 6/01/2025 THRU 6/30/2025
CHECK AMOUNT RANGE: 0.00 THRU 999,999,999.99
INCLUDE ALL VOIDS: YES

PRINT OPTIONS

SEQUENCE: CHECK NUMBER

PRINT TRANSACTIONS: YES
PRINT G/L: YES
UNPOSTED ONLY: NO
EXCLUDE UNPOSTED: NO
MANUAL ONLY: NO
STUB COMMENTS: YES
REPORT FOOTER: NO
CHECK STATUS: NO
PRINT STATUS: * - All

05 EDC
300 EDC

EXPENDITURES

	2020-2021 ACTUAL	2021-2022 ACTUAL	2022-2023 ACTUAL	2023-2024 ACTUAL	2024-2025 CURRENT BUDGET	2025-2026 PROPOSED BUDGET
05-5300.001 WAGES/CONSULTANT	12,160	45,691	63,000	70,000	70,000	70,000
05-5300.002 COMPUTER	2,692	2,892	470	470	500	500
05-5300.003 PROMOTIONAL/MARKETING	1,680	117	21,956	37,728	30,000	3,950
05-5300.004 POSTAGE	6	13	1	1	100	3
05-5300.005 AUDIT EXPENSE	0	1,000	1,000	1,000	1,200	0
05-5300.007 LEG. OUTREACH	0	0	0	0	0	0
05-5300.008 SCHOLARSHIP	2,000	2,000	2,000	2,000	2,000	2,000
05-5300.009 PUBLICATIONS	0	0	500	0	500	0
05-5300.010 ATTORNEY FEES	3,650	8,400	1,731	0	10,000	531
05-5300.011 WEBSITE	0	0	5,993	528	500	0
05-5300.012 HIST. FACADE GRANT	20,000	20,000	20,000	0	0	0
05-5300.014 DISCRETIONARY FUNDS	0	0	0	0	0	0
05-5300.017 ADVERTISING/PUBLIC NOTICES	302	302	0	0	500	361
05-5300.018 BUSINESS INCENTIVES	980	1,234	3,411	36,418	10,000	28,983
05-5300.019 RENTAL ASSISTANCE PROGRAM	1,000	0	0	6,813	10,000	5,250
05-5300.020 JOB CREATION INCENTIVE	0	0	0	0	10,000	0
05-5300.021 EXISTING BUS. STRUCTURE	16,344	0	16,299	20,000	25,000	0
05-5300.022 SPECIAL PROJECT	21,450	100,000	0	0	300,000	316,992
05-5300.023 MAIN STREET ONGOING	10,000	10,000	10,000	10,000	10,000	0
05-5300.024 BUSINESS RETENTION	0	0	0	0	15,000	0
05-5300.025 UNEMPLOYMENT EXP (TEC)	0	0	0	0	300	0
05-5300.026 BUSINESS RECRUITMENT	0	0	0	659	0	693
05-5300.027 DUES	1,050	525	0	550	1,000	0
05-5300.028 BUS ANALYTICS	0	0	0	0	0	0
05-5300.029 INFRASTRUCTURE	70,000	70,000	0	8,200	70,000	18,031
05-5300.030 SPLASH PAD	0	0	966,050	0	0	0
05-5300.031 CAPITAL OUTLAY	0	0	0	0	0	0
05-5300.032 SOCIAL SECURITY (FICA)	0	0	0	12,508	12,508	12,508
05-5300.033 MEDICARE	0	0	0	1,015	1,015	1,015
05-5300.034 TML INSURANCE	0	0	0	0	0	0
05-5300.035 RETIREMENT (TMRs)	0	0	0	9,100	9,100	9,100
05-5300.037 TELEPHONE	667	606	457	360	750	463
05-5300.042 SCHOOL/TRAINING/TRAVEL	42	79	69	79	2,000	0
05-5300.044 SUPPLIES	298	651	891	1,583	600	188
05-5300.053 LONGEVITY	0	0	0	0	0	0
05-5300.075 TMRs-PENSION COST AUDITORS	0	0	0	0	0	0
05-5300.999 PRIOR PERIOD ADJUSTMENTS	0	0	0	0	0	0
TOTAL 300 EDC	164,322	263,510	1,113,829	219,011	592,573	470,153

TOTAL EXPENDITURES

REVENUE OVER/ (UNDER) EXPENDITURES

164,322	263,510	1,113,829	219,011	592,573	470,153
196,310	205,789	(720,501)	95,198	(157,573)	(181,011)

(840 already committed)
two new applications

Item 3.
BDC

CITY OF MOUNT VERNON
PROPOSED BUDGET WORKSHEET
AS OF: MAY 31ST, 2025

05

REVENUES

	2020-2021 ACTUAL	2021-2022 ACTUAL	2022-2023 ACTUAL	2023-2024 ACTUAL	2024-2025 CURRENT BUDGET	2024-2025 Y-T-D ACTUAL	2025-2026 PROPOSED BUDGET
05-4001 EDC TAX REV.	354,487	406,552	403,363	406,509	425,000	273,831	425,000
05-4018 MISCELLANEOUS	0	48,644	0	176,442	0	0	
05-4022 INTEREST	6,145	14,103	(10,034)	84,142	10,000	15,311	20,000
TOTAL REVENUES	360,632	469,299	393,329	314,208	435,000	289,142	