ECONOMIC DEVELOPMENT CORPORATION MEETING

Thursday, November 12, 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.

AGENDA

Call to Order
The Chair will determine that a quorum is present and Call the meeting 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 make a statement of factual information. Claims against the Board, or employees, as well as individual personnel appeals are not appropriate for citizens' forum.

Consent Agenda
Items on the Consent Agenda may be approved by a single action of the board, with such approval applicable to all items appearing on the Consent Agenda. A member may request any item to be removed from the Consent Agenda and considered as a separate item.

1. Regular Meeting Minutes - October 08, 2026

Items to be Considered

2. Discussion regarding EDC website

3. Discussion Only for The Lotus Lounge, Upcoming Incentive Applications

Board Member Reports and Discussion

Adjourn

Notes to the Agenda
The Economic Development Corporation Board of Directors reserves the right to retire into executive session under Sections 551.071/551.074 – of the Texas Open Meetings Act concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act.

Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at 903-537-2252 two working days prior to the meeting so that appropriate arrangements can be made.

CERTIFICATION
I do hereby certify that this Public Meeting Notice was posted at the front entrance of City Hall located at 109 N Kaufman St., Mount Vernon, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on:

Date_____ Time_____

Angie Pike,
City Secretary

ECONOMIC DEVELOPMENT CORPORATION MEETING

Thursday, October 08, 2026 – 6:00 PM

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MINUTES

Call to Order
President Sachse called the meeting to order at 6:04 pm

Present: President Mark Sachse, Members Jeff Byrnes, Gabe Sharp, Kevin Anthony, Don Huffstetler and Kristin Scott

Public Comment

Consent Agenda

1. Meeting Minutes - September 17, 2026

   Motion to approve the consent agenda as presented by Member Anthony, seconded by Member Sharp. 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 Open at 6:06 pm

   Travis Boulware, owner, Black Dog Catering explained that he is expanding his current operation to a brick-and-mortar store front. They are asking for the EDC to consider rental assistance for their business.

   Public Hearing Closed at 6:10 pm

Items to be Considered

3. 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

Members discussed the owners' background in the industry, established customers with the catering business and the applicants' plans for the business as well as leasing details.

The board will wait for the owners to negotiate their lease with the building owner and come back to the board with more information.

4. Executive Session - In Accordance with Texas Local Government Code, 551.072, the board will enter into closed session to deliberate the purchase, exchange, lease or value of real property

   The EDC Board entered into closed session at 6:44 pm
   The EDC Board resumed into open session at 7:12 pm

   Motion made by Member Huffstetler to allow the City Administrator; in conjunction with the Industrial Foundation, to negotiate a contract for the purchase of parcel 13584 as they purchase of the other parcels in the North Corridor Project, seconded by Member Scott
   All in favor, none opposed

Adjourn

Motion to adjourn at 7:13 pm by Member Huffstetler, seconded by Member Anthony
All in favor, none opposed

Approved:

_____
Mark Sachse, President

Attest:

_____
Angie Pike, City Secretary

RECOMMENDATION REPORT | OCTOBER 29, 2026

The Mount Vernon Story

A lead-generating economic development website built around the Lithium Connection



PREPARED BY
Eric Kleinsorge
Chairman & CEO, Global Site Location Industries



PREPARED FOR
Craig Lindholm
City Administrator, City of Mount Vernon, Texas

EXECUTIVE SUMMARY

Mount Vernon has a world-class story to tell

The moment

Mount Vernon sits on the Smackover Formation, home to the highest lithium-in-brine grades reported in North America, with $1.5B to $1.8B plant investments in play.

The gap

The current EDC web page is outdated and never mentions lithium. Site selectors researching the region can't find the Mount Vernon story.

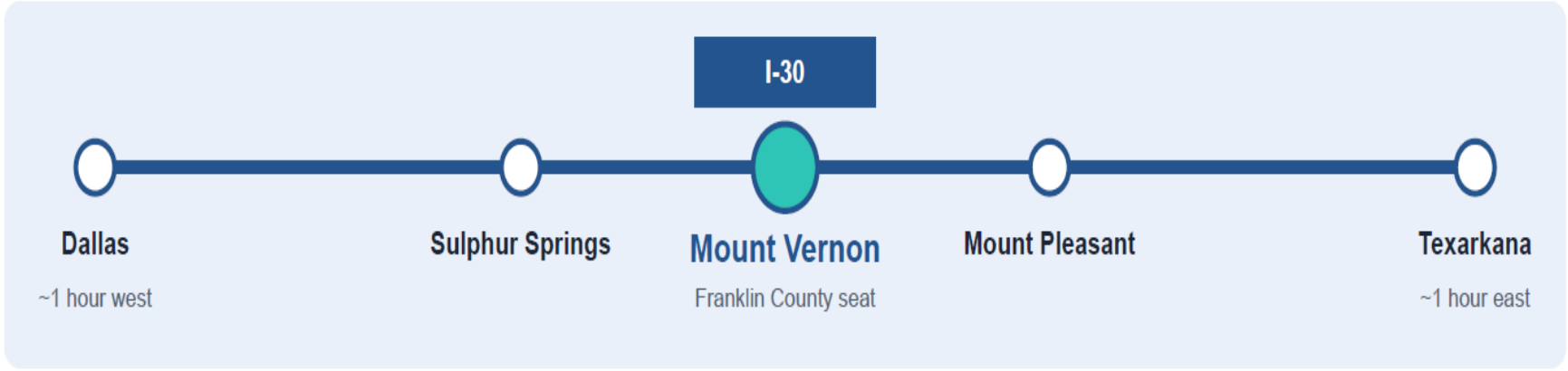
The recommendation

Rebuild from scratch: a custom, lead-generating website with a Lithium Connection hub, launched in 70 to 75 days.

$28,050	$14,950	$13,100
Total package value	Your net investment	Total savings (47%)

MOUNT VERNON AT A GLANCE

A mountain of opportunity on the I-30 corridor



Interstate access

I-30 runs through city limits, with a corridor ready for commercial and industrial growth.

Industrial momentum

Lithium extraction plus a $500M aluminum recycling facility with 200 employees in the region.

Workforce pipeline

Training initiatives with Northeast Texas Community College for high-paying production roles.

Room to live

A planned mixed-use neighborhood to attract executives and skilled workers, plus Lake Cypress Springs.

THE LITHIUM CONNECTION

Lithium is happening right here in Mount Vernon

83,500

metric tons of battery-grade lithium carbonate per year targeted by GeoFrame Energy

120

jobs from the GeoFrame facility on I-30 in Mount Vernon

2x

expected increase in city tax revenue from the plant

30–50

years of expected resource life once in full production

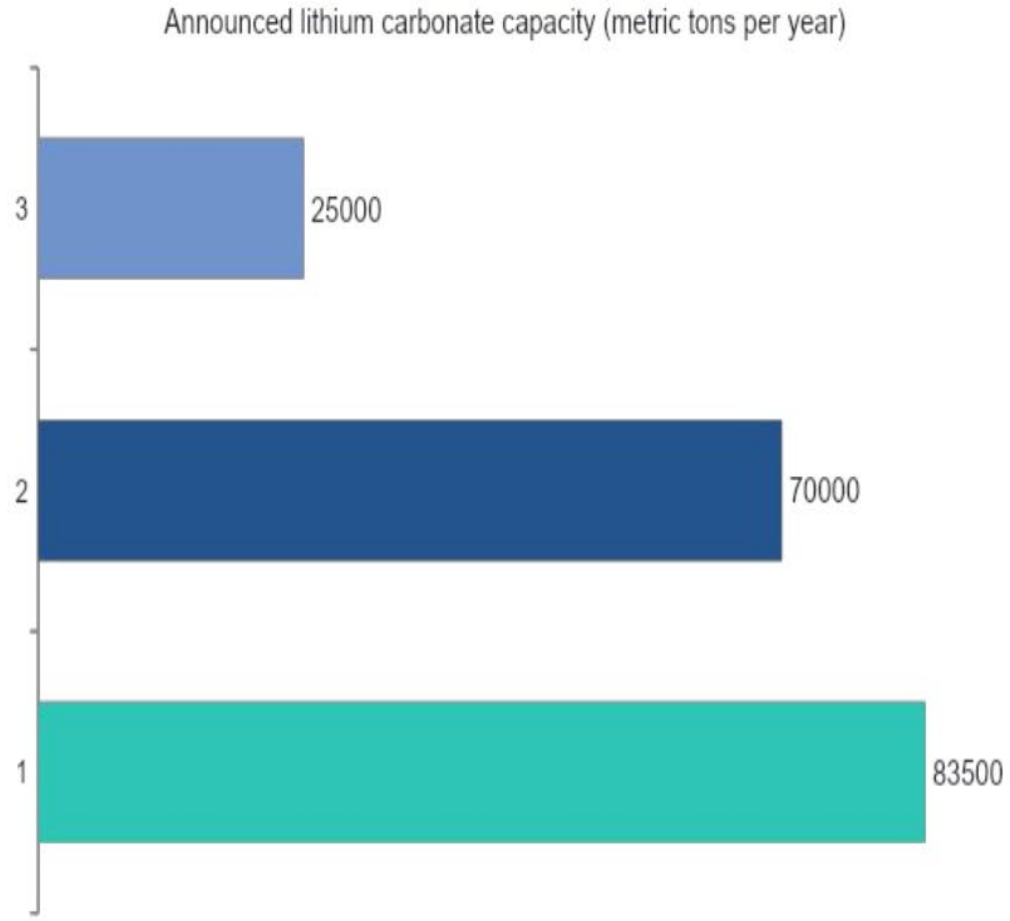
Why it matters to a site selector

- Geothermal-powered direct lithium extraction (DLE) from the Smackover Formation
- Halliburton contracted for well design, drilling and operations
- Plant investments of $1.5B to $1.8B discussed for the region
- About 4 years to full production: the window to recruit suppliers is now
- A domestic answer to the U.S. lithium supply challenge

Sources: KLTV (Jun 2025); KETK / GeoFrame Energy release; Mount Vernon meeting notes (Oct 28, 2026).

THE BIGGER PICTURE

A lithium corridor is forming around Mount Vernon



Standard Lithium + Equinor

Franklin Project spans 110,064 acres in Titus, Franklin and Hopkins counties; goal of 100,000+ tons per year in Texas.

Chevron

Acquired about 125,000 acres of lithium-rich leaseholds in Northeast Texas and southwest Arkansas.

TerraVolta Resources

$1B+ Texarkana-region facility backed by a $225M DOE award; 125+ permanent jobs.

EnergyX

$20M lithium demonstration plant at TexAmericas Center in Hooks, Texas.

Sources: GeoFrame Energy via KETK; Standard Lithium PEA filing (Oct 20, 2026); Connect CRE; InnovationMap; KTBS. Projects are at different stages of development.

WHO THE WEBSITE WILL RECRUIT

Every lithium plant needs an ecosystem

- Lithium producers & DLE technology
- Drilling, well & brine services
- Chemicals & reagents supply
- Water treatment & injection
- Engineering, EPC & construction
- Fabrication & industrial maintenance
- Logistics, rail & trucking
- Battery materials & recycling

Each target sector gets its own landing content, so expanding and relocating companies see exactly how Mount Vernon serves them.

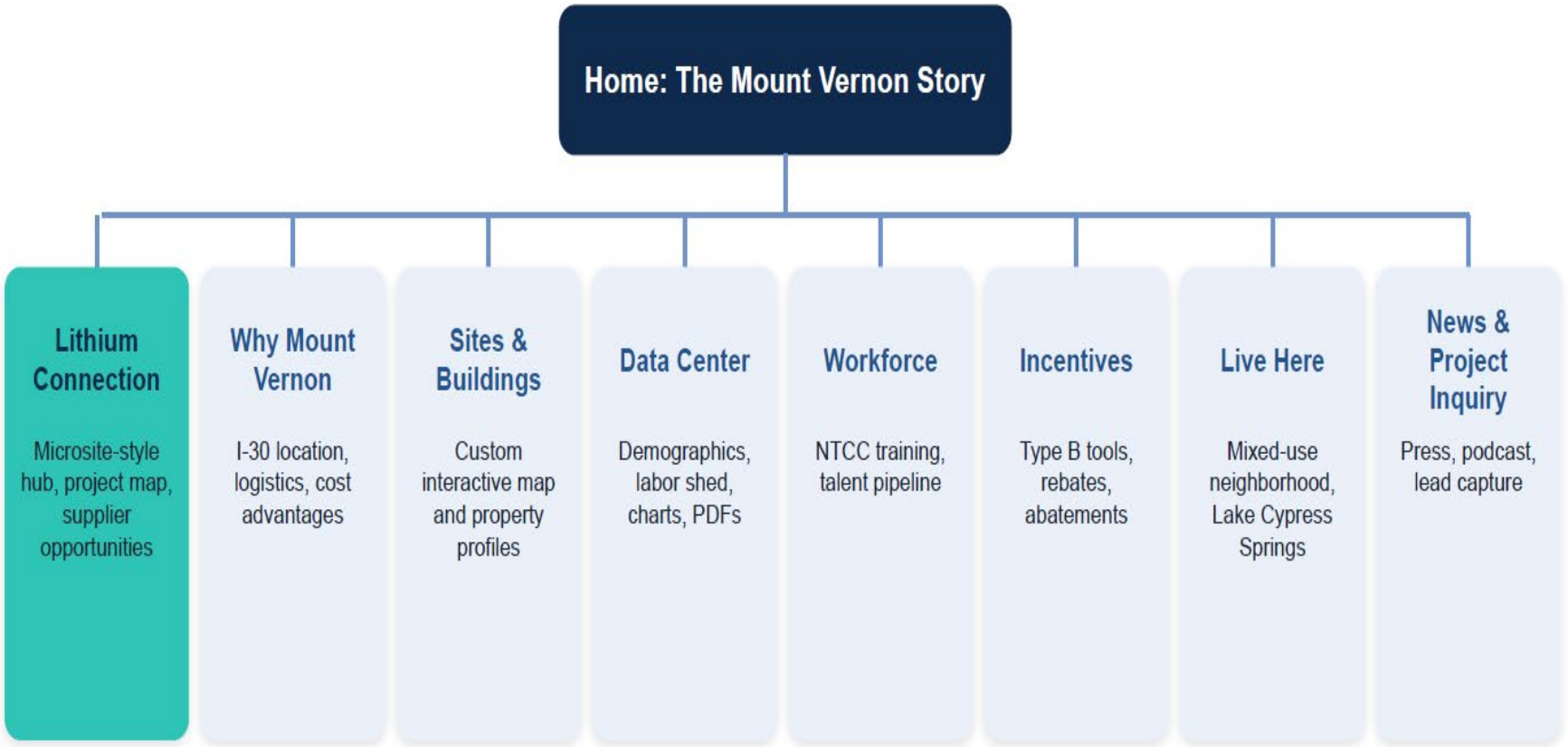
CURRENT STATE VS. RECOMMENDED

From a billboard to a lead generator

What site selectors look for	Today's EDC page	Recommended website
The lithium story	Not mentioned	Dedicated Lithium Connection hub
Data & demographics	None provided	Data center with charts and downloadable profiles
Sites & buildings	Link to a listings page	Custom mapping with site and building profiles
Workforce	No workforce data	Workforce & NTCC training page
Incentives	One-sentence overview	Type B incentives toolkit
Video & storytelling	None	Video-ready story pages (ONDemand-ready)
Lead capture	Generic contact page	Project inquiry forms and lead tracking

PROPOSED SITE ARCHITECTURE

Recommended: a custom Mount Vernon Story website



Built as a lead generator: every page ends with a clear next step for a prospect, and every inquiry is captured and tracked.

SCOPE OF WORK

Scope of work: five phases from kickoff to launch

1 Discovery & Strategy

- Kickoff workshop
- Audience & target-industry strategy
- Content and data inventory
- Site map approval

2 Story & Content

- Mount Vernon Story narrative
- Lithium Connection copy
- Data center charts & profiles
- SEO keyword plan

3 Design

- Brand-aligned visual design
- Homepage & page templates
- Mobile-first layouts
- Two rounds of revisions

4 Development

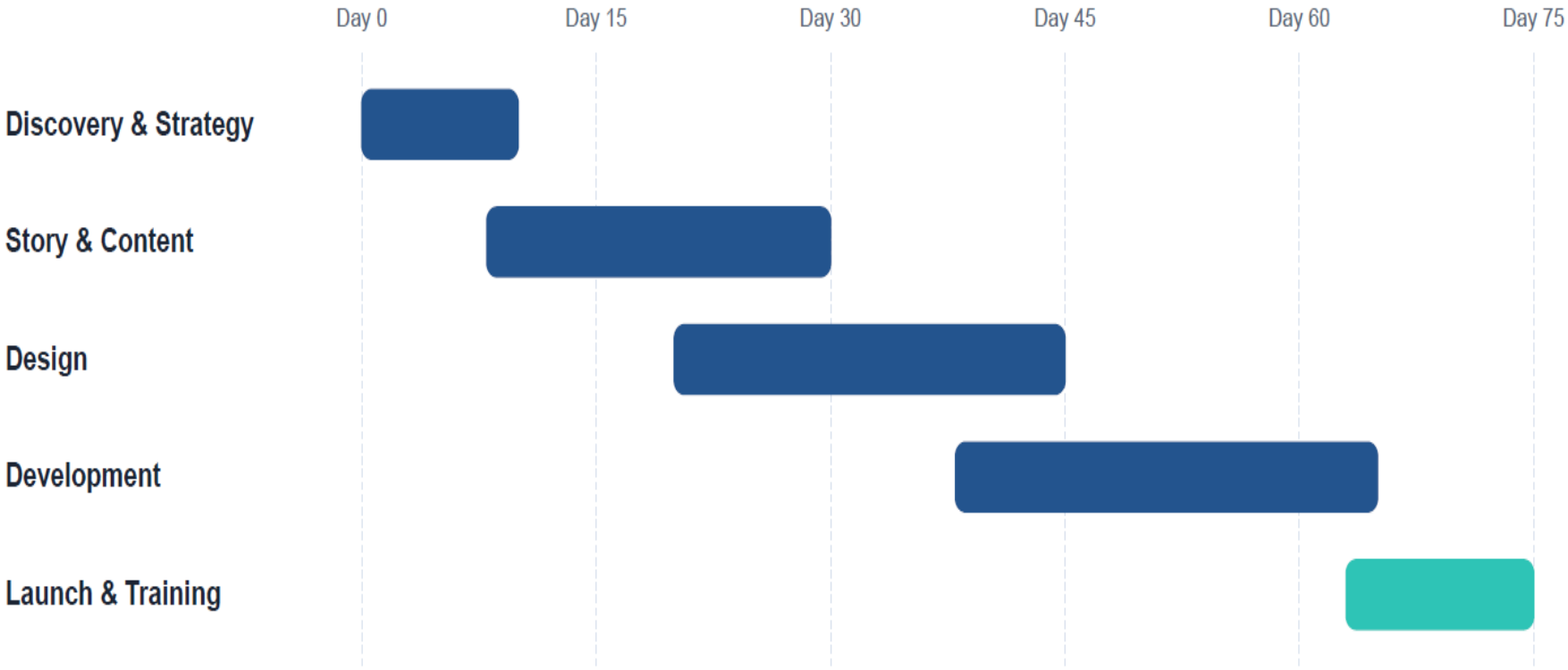
- Custom build & CMS
- Interactive site mapping
- Inquiry forms & analytics
- Video-ready page modules

5 Launch & Training

- Testing & QA
- Go-live & redirects
- Staff CMS training
- 30-day post-launch support

PROJECT TIMELINE

Live in 70 to 75 days from project start

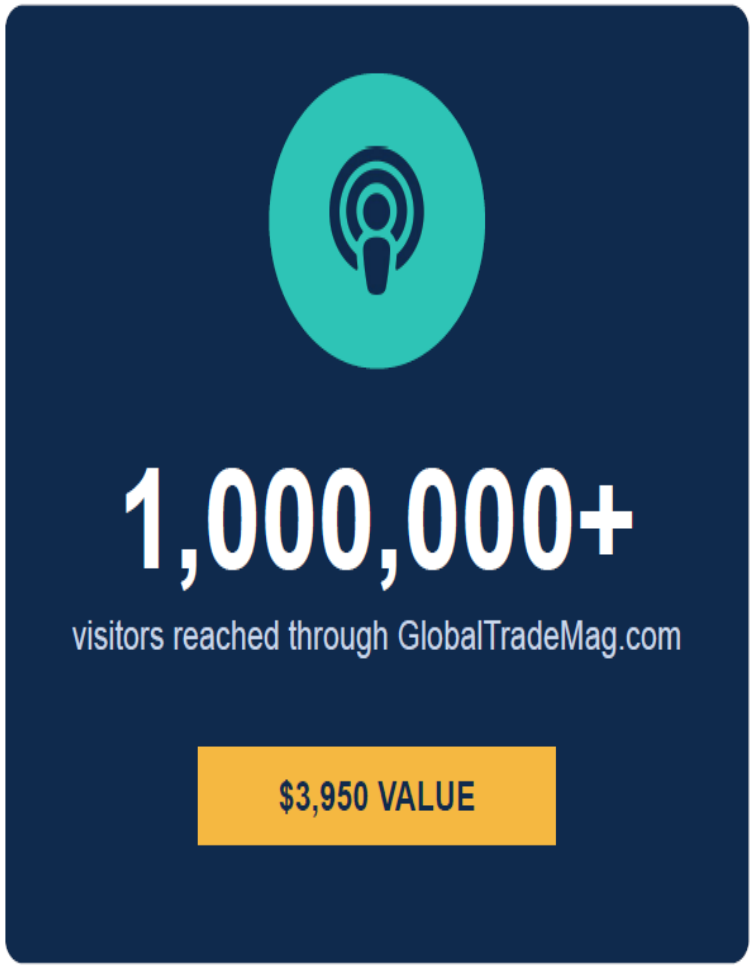


Mount Vernon provides: lithium press releases and project links, property listings, photos, logo files, and timely approvals at each phase.

GSLI provides: strategy, writing, design, development, hosting setup, training and launch promotion.

INCLUDED AT NO COST | $3,950 VALUE

Bonus #1: Lithium podcast + feature story



Professionally produced podcast episode

Mount Vernon leaders tell the Lithium Connection story in their own voices.

Published on iTunes and SoundCloud

Searchable on the platforms executives and site selectors already use.

Feature story on GlobalTradeMag.com

A written Mount Vernon Lithium Story placed in front of a global trade audience.

INCLUDED AT NO COST | $2,750 VALUE

Bonus #2: A launch press kit with 21,000+ reach



$2,750 VALUE

3,000
site locators receive the launch announcement

18,000
subscribers to the GSLI newsletter

What's in the kit

- Website launch press release
- Lithium Connection fact sheet
- Email announcement to site locators
- Newsletter feature placement
- Social media graphics
- Ready-to-share media links

CLEAR, ALL-IN PRICING

Investment overview

Item	Value	Your cost
Custom Mount Vernon Story website (full scope of work)	$21,350	$21,350
Grant offset applied by GSLI		**–$6,400**
Bonus #1: Lithium podcast + GlobalTradeMag.com feature story	$3,950	**Included**
Bonus #2: Launch press kit (21,000+ reach)	$2,750	**Included**
Total	**$28,050**	**$14,950**

Hosting, ongoing maintenance and the ONDemand video series are quoted separately.

YOUR NET INVESTMENT

$14,950

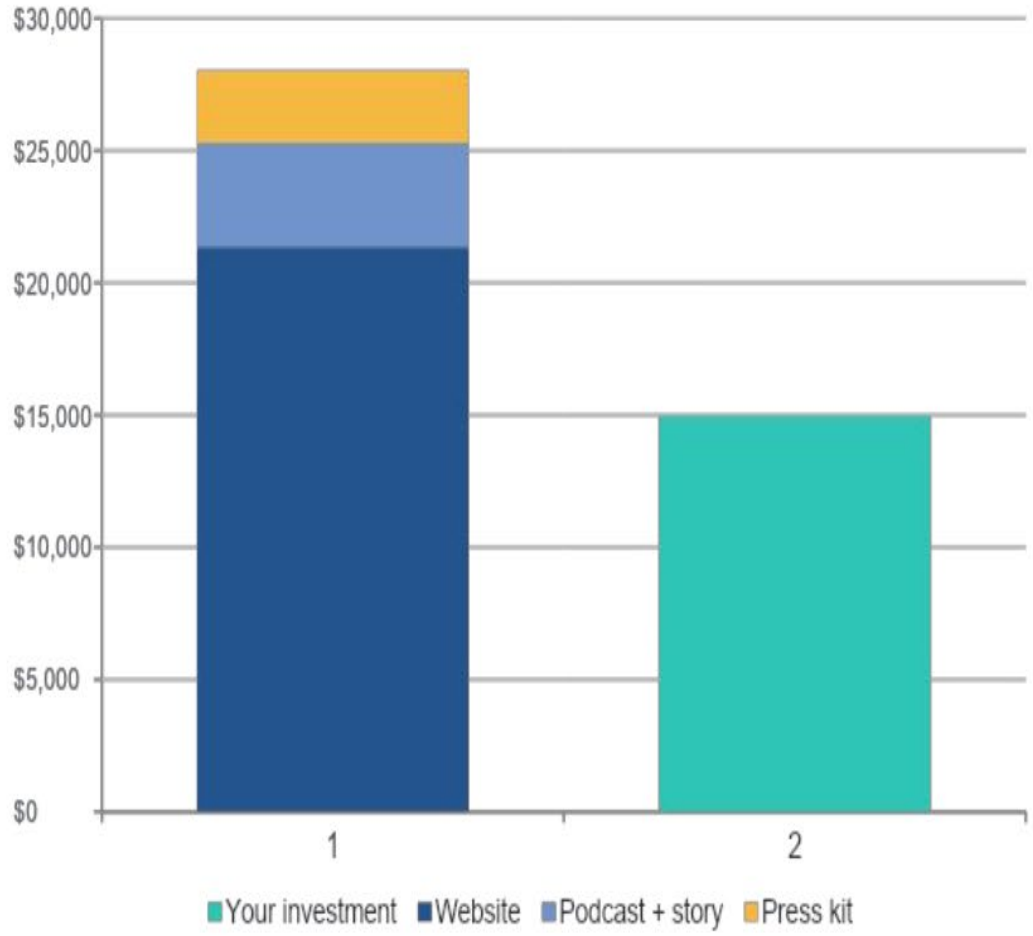
Under the $15,000 target discussed

~12%

of the $120K to $130K annual marketing budget, freeing the rest for campaigns that build on the new site

YOUR SAVINGS

$28,050 in value. $13,100 stays in your budget



$6,400

Grant offset on the website

$6,700

Bonus value included free

$13,100

Total savings: 47% off

THE NEXT CHAPTER

What the savings make possible: Mt. Vernon ONDemand

The $13,100 saved keeps budget available for a Mt. Vernon ONDemand video series, plugged straight into the video-ready pages we build now.



The Lithium Connection

Leaders and project partners explain the opportunity



Sites on Camera

Drone and walk-through tours of available properties



Meet the Workforce

NTCC training and the people who make it work



Live in Mount Vernon

Downtown, Lake Cypress Springs and the new neighborhood

Proven model: GSLI's on-demand content for New Bedford shows how video turns a website into a 24/7 recruitment tool.

YOUR PARTNER

Why Global Site Location Industries



Eric Kleinsorge
Chairman & CEO
Author, Less Work. More Impact.

30+ years with economic developers

We know what site selectors look for and how they shortlist communities.

National trade-show reach

We represent communities at MD&M West, SelectUSA, IFT FIRST, IMTS and FABTECH.

Built to generate leads

Lighthouse Ai360 campaign intelligence and websites designed to convert, not just inform.

Media you can't buy elsewhere

GlobalTradeMag.com, a 3,000-locator network and 18,000 newsletter subscribers.

MOVING FORWARD

Next steps to launch



Approve

Confirm the scope and that the $14,950 fits current budget parameters

Sign & kick off

Execute the agreement and grant paperwork; schedule the discovery workshop

Share resources

Lithium press releases, project links, property listings and photos

Budget session

Half-day on-site session to allocate the marketing budget and plan FY2027

Launch

Go live in 70 to 75 days with the podcast, story and press kit

Mount Vernon Economic Development Corporation

109 N. Kaufman St., Mount Vernon, TX 75457

Application for Economic Development Assistance

APPLICATION MUST BE FILLED OUT AND RETURNED BEFORE THE PROJECT STARTS
(emergency situations will be considered on a case by case basis)

The following information is requested for all projects seeking economic development assistance from the Mount Vernon Economic Development Corporation (MVEDC). Please fill in all spaces on the application form. If the information requested is not applicable, enter "N/A" in the space. **Incomplete applications will not be considered for assistance**. Following receipt of the application, MVEDC may require additional information to be submitted to indicate the financial abilities or other factors of the company.

Applicant/Business Name	Business Ownership
Ramsay Properties, Inc.	Lenny Ramsay
Business Type	
Sole Proprietorship_____ Partnership_____ Corporation_____ Other (Please Explain and provide proof) Lessor	
Date of Business Establishment	Feb. 1, 2027 opening
Mailing Address (Business Headquarters)	
[redacted]	

City	State	Zip Code
Mt. Vernon	TX	75457

Phone Number	Fax Number
[redacted]	—

Applicant's Representative	Title
Lanny or Kitty Ramsay	building owners
Mailing Address (if different from above)	
City	State / Zip Code
Phone Number / Fax Number / Email Address	
[redacted]	[redacted]

Additional Authorized Representative	Title
NA	
Mailing Address (if different from above)	
City	State / Zip Code
Phone Number / Fax Number / Email Address	

Project Information

Description of the Project	
Renovation of building to fit specifications for a medical spa. • new flooring + baseboards • a wall to divide a large interior room - cabintry and counter tops • painting	
NAICS Code	**NAICS Code Description (if multiple please list all that apply)**

Property Address	**Legal Description (attach if necessary)**
104 N. Houston	
Is this Project inside the City limits?	(Yes) No
Is this Project in the Historic District?	(Yes) No
If Yes, does this Project require approval from the Landmark Commission?	Yes (No) ?
Date of Landmark Commission Review	
Will this Project generate sales tax?	(Yes) No
What is your taxpayer ID?	[redacted]

Anticipated Total Sales				
Year 1	**Year 2**	**Year 3**	**Year 4**	**Year 5**

Anticipated Total Taxable Sales (excludes items that are exempt from sales tax)				
Year 1	**Year 2**	**Year 3**	**Year 4**	**Year 5**

Does this Project create or retain jobs?	(Yes)	No

Jobs Created (new jobs that did not exist prior to this project)				
Year 1 (Positions/FTEs)	Year 2 (Positions/FTEs)	Year 3 (Positions/FTEs)	Year 4 (Positions/FTEs)	Year 5 (Positions/FTEs)
Average Annual Salary				

Jobs Retained (jobs that would likely be lost without this project)				
Year 1 (Positions/FTEs)	Year 2 (Positions/FTEs)	Year 3 (Positions/FTEs)	Year 4 (Positions/FTEs)	Year 5 (Positions/FTEs)
Average Annual Salary				

Does the applicant own or lease the property associated with this Project?	(Own)	Lease

Property Owner Information, if leased			
Property Owner Name	Lanny Ramsay		
Property Owner Phone Number	[redacted]		
Property Owner Email	[redacted]		
Property Owner Address	[redacted]		
City		State	Zip Code
Mount Vernon		TX	75457
Lease Amount	— $1450	Period (Annually/Monthly)	monthly

PROOF OF LEASE WILL BE REQUIRED

Current Appraised Value of Property	$90,450
Are all Property Taxes Paid on this Property?	(Yes) No
If No, please explain	
Are Improvements being made to the Property?	(Yes) No
Estimated Cost of Improvements to be Made	$25,000
Anticipated Construction Start Date	as soon as possible
Anticipated Construction Completion Date	Jan. 31, 2027

Description of Improvements to be Made

- new flooring and baseboards
- paint
- cabintry and countertops
- new interior wall to divide a long rectangular room

PLEASE PROVIDE WRITTEN BIDS OR COST ESTIMATES REGARDING ANY PROPOSED IMPROVEMENTS.

Please indicate any of the following that you have consulted on this Project (check as many as apply)			
	Ark-Tex Council of Governments		Franklin County
	Franklin County Chamber of Commerce		Local Workforce Board
	North Texas Community College		Small Business Development Administration
	Texas Workforce Commission	✓	City of Mt. Vernon
Other, Please specify below and provide written documentation			

Please indicate the Economic Development Assistance Programs for which you would like to apply (check as many as apply)			
	Graduated Rental Assistance	✓	Existing Business Structure Assistance
	Job Creation/Retention Incentives		Business Recruitment Incentives
	Business Retention Assistance		
Guidelines and Descriptions of each Incentive Are Provided as an Appendix to this Document.			

Attachments That Will Be Required			
	Plat/Map/Elevations of Project		Renderings/Plans for Improvements
	Copies of Required Permits		Business Plan
	Financial Reports for previous years		IRS Reporting
	Tax Certificate		Proof of Property Ownership or Lease Agreement
	Property Owner's Certification		Receipts for Work Performed Prior to Application Submission
These items must be submitted with the initial application for consideration of the application. Additional documents may be requested as necessary.			

Incentive Process and Timeline

1. Completed application must be returned to the EDC office at Mt. Vernon City Hall prior to work commencing.
2. For projects involving incentives between $1.00 - $4,999.00 the EDC must hold a public hearing on the project and allow 60 days to pass since the first public notice of the project prior to expending funds.
3. For projects from $5,000 - $9,999, the EDC must hold a public hearing on the project and allow 60 days to pass since the first notice of the project, and the City Council must approve the project and incentives, prior to expending EDC funds on the project.
4. For projects $10,000 and above, the EDC must hold a public hearing on the project and allow 60 days to pass since the first notice of the project, and the City Council adopts a resolution authorizing the project after giving it two separate readings, prior to expending EDC funds on the project.

Business Plan Assistance may be obtained through the Northeast Small Business Development Center in Mt. Pleasant, Texas.

Amber Keith

Business Advisor

Northeast Small Business Development Center

www.northeasttxsbdc.org

903-490-0822 Office

903-490-2826 Cell

AFFIRMATION OF APPLICANT(S)

I (We) the undersigned do hereby acknowledge and/or certify, as the case may be, the following:

1. Prior to submission of this application, the included guidelines for all programs have been obtained, reviewed, and clearly understood by the applicant.

2. That the submission of this Application does not create any property, contract, or other legal rights in any person or entity to have the MVEDC provide grant funding.

3. That if grant funding is approved, full compliance will be maintained with all the provisions of the provided guidelines, performance agreements, and/or special provisions attached as a part of the grant, and that failure to do so will be grounds for ineligibility to receive previously approved grant funding and / or sales tax recapture by MVEDC or the City of Mount Vernon.

4. The Mt. Vernon City Council shall approve any incentive involving expenditures exceeding $5,000.

5. That before application is to be reviewed by the MVEDC, a designee(s) of the MVEDC shall have the right to inspect the business and work to be considered.

6. That the MVEDC reserves unto itself its absolute right of discretion in deciding whether or not to approve a grant relative to this application, whether or not such discretion is deemed arbitrary or without basis in fact.

7. That the laws of the State of Texas shall govern the interpretation, validity, performance, and enforcement of the provided guidelines and this Application. If any provision or provisions of these should be held invalid or unenforceable, the validity and enforceability of the remaining provisions of these shall not be affected thereby.

8. That the information provided in this Application, and all that may have been affixed hereto, is true and correct, and that the MVEDC may rely on all information herein contained, and all that may have been affixed hereto, as being true and correct

9. Any criminal activities involving applicant, whether on or off-site premises, will render this application and / or contract null and void.

10. Where approved incentives are reimbursement recipient must present paid invoices and/or cancelled checks to vendors. Certificate of Occupancy issued by City of Mount Vernon must be issued before any MVEDC funds are expended.

11. Texas Government Code Section 2264.01 Certification

Company certifies that Company, or a branch, division, or department of Company, does not and will not knowingly employ an undocumented worker. If, after receiving a public subsidy, Company or a branch, division, or department of company is convicted

of a violation under 8 U.S. C. Section 1324a(f), Company shall repay in full the amount of the public subsidy paid by MVEDC to Company.

12. The City of Mount Vernon and/or MVEDC may exercise the right to reclaim any incentives should the recipient not fulfill any portion of its stated obligation as outlined in any incentive agreement resulting from this application submission.

13. Making application and complying with specific requirements does not guarantee that requested incentives will be granted by the MVEDC Board or City Council.

I, the undersigned, understand this process may take several months and attendance of several meeting. Filing an application with the City does not guarantee approval from the City Council. The city reserves the right to retain outside consultants to review this application, all data provided, and conduct an independent evaluation. Further, the applicant understands and agrees that this application and all data and communications may be considered a public record pursuant to the Texas Public Information Act."

Signed this 5th day of November, 2026

LANNY RAMSAY
(Print Authorized Representative Name)

Lanny Ramsay
(Applicant Signature)

Appendix A: Property Owner's Certification

Property Owner Name	Lanny Ramsay		
Property Owner Phone Number	[redacted]		
Property Owner Email	[redacted]		
Property Address	104 N. Houston		
City	**State**	**Zip Code**	
Mount Vernon	TX	75457	

Lease Amount	$1450.00	Period (Annually/Monthly)	monthly

Anticipated Construction Start Date	as soon as possible
Anticipated Construction Completion Date	Jan. 31, 2027
Description of Improvements to be Made	
(stated above)	

I have reviewed all information above and certify that it is true and correct. Further, I certify that I have reviewed and approved all improvements to be made to the property as described above.

Owner Signature

11-5-26
Date

Appendix B: Economic Development Assistance Program Guidelines

Graduated Rental Assistance

- The primary goal of the Graduated Rental Assistance Program is to reduce the burden of rental expenses on new businesses and to help offset the initial startup costs of the business.
- The business must be a for-profit venture. Nonprofit and governmental organizations are not eligible for the program.
- Grant funds cannot be used to fund rent for any portion of the property used for residential purposes. In such cases, the total rent amount may be adjusted proportionally to reflect usage of the property.

- At no point will MVEDC pay 100% of the rental expenses for any recipient of this program.
- The rental assistance is designed to assist the business owner with rental expense over a period of time, but the owner will assume responsibility of the full rental costs at the end of the rental assistance period as determined by the MVEDC
- All disbursements through this program will be made in the form of a reimbursement following the submission of a copy of the canceled check paid to the property owner and/or a receipt from the property owner, or direct payment of rental assistance to the property owner/landlord.
- Generally, the program can span any amount of time up to 12 months with MVEDC reimbursing the business owner's rental expense in four installments: 25% of the total rent cost to be paid for the first installment; 50% of the total rent cost to be paid for the second installment; and 75% of the total rent cost to be paid for the third installment of the rental agreement term. Rental assistance from the MVEDC to the business owner shall not be granted until the termination of free or subsidized rent from the property owner. Term of assistance and length of payment installments shall be negotiated between business and MVEDC, with the decision of the MVEDC being final.
- The City Council upon recommendation by the MVEDC Board may approve a modification to the standard rate and duration of the program on a case-by-case basis.
- Recipients may receive only one Graduated Rental Assistance Agreement per business.
- Rental amount and must be comparable to similar rental rates for similar properties in the area of the business property.
- Rental assistance shall not exceed $6,000 for any business.
- All disbursements through this program will be subject to requirements set forth in an incentive performance agreement, including but not limited to a period for which the business must remain in operation following the completed disbursement of funds.
- MVEDC assumes no liability for the satisfaction of the lease agreement between the property owner and the tenant. This agreement is between the tenant and the MVEDC and will be strictly a reimbursement of the costs required to satisfy the terms of the tenant's lease agreement with the property owner.

Existing Business Structure Assistance

- The purpose of the Existing Business Structure Assistance Program is to enhance the economic sustainability of the City of Mount Vernon by assisting for profit business building owners and lessees in business building renovation processes; thereby encouraging increased ad valorem and / or sales taxes.
- The structure on which the improvements to be made must be at least five years old.
- Owners of multiple structures may submit only one application per fiscal year and may not have existing agreements on multiple properties at any one time.
- MVEDC may approve the full amount requested, a portion of the amount requested, or no amount at all.
- All grants provided under this program are reimbursements for cash expenditures by the applicant and require the applicant provide a match of at least twice the amount awarded (2:1 match required).
- Nonprofit and governmental organizations are not eligible to receive this funding.
- Applicants cannot have more than 20 full-time employees at the time of application
- All tax obligations must be current
- Property owners must submit Appendix A: Property Owner's Certification if the applicant is a tenant at the property
- The business owner will be required to obtain all necessary city and/or state permits, zoning, inspections, etc.... prior to applying for funding.
- The business owner must demonstrate best effort in obtaining at least 3 bids for improvements. The bids or documentation of best effort must be included in the application.
- The structure must be located within the Mount Vernon City limits.
- Applicants must have a valid Certificate of Occupancy from the City of Mount Vernon prior to receiving program funding.
- All disbursements through this program will be subject to performance requirements set forth in an incentive agreement, including but not limited to a period for which the business must remain in operation following the completed disbursement of funds.

For projects that require an expenditure of more than $10,000, the City Council must adopt a resolution authorizing the project after giving the resolution at least two separate readings.

JOB CREATION INCENTIVE

Program funding will be available to new and / or expanding businesses meeting the following criteria:

1. Business must be in Mount Vernon.
2. Business must be a For Profit business.
3. Owner or shareholders do not count as 'new hires.'
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8. Mount Vernon Economic Development Corporation may grant an amount up to $600 per job, with a bonus $200 for every employee that resides within the city limits and earns more than $13.00 per hour for unskilled and $20.00 per hour for skilled labor. Number of jobs incentivized would be no more than 20 full-time employees, unless otherwise determined by Mount Vernon EDC.
9. This is a 'reimbursement only' program; business applicant will be reimbursed 'per job' after new hire has completed 12 months employment. Texas Workforce Commission Quarterly reports required as documentation.
10. New employee hire must result in a net increase in full time employees from the time of application at the end of the 12-month period. Documentation will be required from business incentive recipient showing number of employees at MVEDC approval date vs. number of employees at the 12-month 'benchmark.'

Mount Vernon Economic Development Corporation

109 N. Kaufman St., Mount Vernon, TX 75457

Application for Economic Development Assistance

APPLICATION MUST BE FILLED OUT AND RETURNED BEFORE THE PROJECT STARTS
(emergency situations will be considered on a case by case basis)

The following information is requested for all projects seeking economic development assistance from the Mount Vernon Economic Development Corporation (MVEDC). Please fill in all spaces on the application form. If the information requested is not applicable, enter "N/A" in the space. **Incomplete applications will not be considered for assistance**. Following receipt of the application, MVEDC may require additional information to be submitted to indicate the financial abilities or other factors of the company.

Applicant/Business Name	Business Ownership
The Lotus Lounge	
Business Type	
Sole Proprietorship_____Partnership_X___ Corporation_____ Other (Please Explain and provide proof)	
Date of Business Establishment	November 1, 2026
Mailing Address (Business Headquarters)	
104 Houston St.	

City	State	Zip Code
Mount Vernon	Tx	75457

Phone Number	Fax Number
[redacted]	

Applicant's Representative	Title
Christine Quick	Owner
Mailing Address (if different from above)	
[redacted]	
City	State / Zip Code
[redacted]	Tx 75482
Phone Number / Fax Number / Email Address	
[redacted]	[redacted]

Additional Authorized Representative	Title
Tiffany Jones	Owner
Mailing Address (if different from above)	
[redacted]	
City	State / Zip Code
[redacted]	Tx
Phone Number / Fax Number / Email Address	
[redacted]	[redacted]

Project Information

Description of the Project	
Beauty Bar & wellness	
NAICS Code	**NAICS Code Description (if multiple please list all that apply)**

Property Address	**Legal Description (attach if necessary)**
104 Houston St Mount Vernon	
Is this Project inside the City limits?	(Yes) No
Is this Project in the Historic District?	Yes (No)
If Yes, does this Project require approval from the Landmark Commission?	Yes (No)
Date of Landmark Commission Review	
Will this Project generate sales tax?	(Yes) No
What is your taxpayer ID?	in progress

Anticipated Total Sales

Year 1	Year 2	Year 3	Year 4	Year 5
30,000	40,000	50,000	60,000	70,000

Anticipated Total Taxable Sales (excludes items that are exempt from sales tax)

Year 1	Year 2	Year 3	Year 4	Year 5
10,000	20,000	30,000	40,000	50,000

Does this Project create or retain jobs?	Yes	No

Jobs Created (new jobs that did not exist prior to this project)				
Year 1 (Positions/FTEs)	Year 2 (Positions/FTEs)	Year 3 (Positions/FTEs)	Year 4 (Positions/FTEs)	Year 5 (Positions/FTEs)
4	5	6	7	8
Average Annual Salary				
25,000	30,000	40,000	50,000	60,000

Jobs Retained (jobs that would likely be lost without this project)				
Year 1 (Positions/FTEs)	Year 2 (Positions/FTEs)	Year 3 (Positions/FTEs)	Year 4 (Positions/FTEs)	Year 5 (Positions/FTEs)
6	7	8	9	10
Average Annual Salary				
25,000	30,000	40,000	50,000	60,000

Does the applicant own or lease the property associated with this Project?	Own	Lease

Property Owner Information, if leased	
Property Owner Name	Ramsay Properties Inc.
Property Owner Phone Number	[redacted]
Property Owner Email	[redacted]
Property Owner Address	[redacted]

City	State	Zip Code
[redacted]	Tx	75457

Lease Amount	$ 1450.00	Period (Annually/Monthly)	monthly

PROOF OF LEASE WILL BE REQUIRED

Current Appraised Value of Property	unknown
Are all Property Taxes Paid on this Property?	(Yes) No
If No, please explain	
Are Improvements being made to the Property?	(Yes) No
Estimated Cost of Improvements to be Made	$25,000
Anticipated Construction Start Date	December 14, 2026
Anticipated Construction Completion Date	January 31, 2027
Description of Improvements to be Made	
paint, flooring	

PLEASE PROVIDE WRITTEN BIDS OR COST ESTIMATES REGARDING ANY PROPOSED IMPROVEMENTS.

Please indicate any of the following that you have consulted on this Project (check as many as apply)			
	Ark-Tex Council of Governments	✓	Franklin County
X	Franklin County Chamber of Commerce		Local Workforce Board
	North Texas Community College		Small Business Development Administration
	Texas Workforce Commission		
Other, Please specify below and provide written documentation			

Please indicate the Economic Development Assistance Programs for which you would like to apply (check as many as apply)			
✓	Graduated Rental Assistance		Existing Business Structure Assistance
✓	Job Creation/Retention Incentives		Business Recruitment Incentives
	Business Retention Assistance		
Guidelines and Descriptions of each Incentive Are Provided as an Appendix to this Document.			

Attachments That Will Be Required			
	Plat/Map/Elevations of Project		Renderings/Plans for Improvements
	Copies of Required Permits		Business Plan
	Financial Reports for previous years		IRS Reporting
	Tax Certificate		Proof of Property Ownership or Lease Agreement
	Property Owner's Certification		Receipts for Work Performed Prior to Application Submission
These items must be submitted with the initial application for consideration of the application. Additional documents may be requested as necessary.			

Incentive Process and Timeline

1. Completed application must be returned to the EDC office at Mt. Vernon City Hall prior to work commencing.
2. For projects involving incentives between $1.00 - $4,999.00 the EDC must hold a public hearing on the project and allow 60 days to pass since the first public notice of the project prior to expending funds.
3. For projects from $5,000 - $9,999, the EDC must hold a public hearing on the project and allow 60 days to pass since the first notice of the project, and the City Council must approve the project and incentives, prior to expending EDC funds on the project.
4. For projects $10,000 and above, the EDC must hold a public hearing on the project and allow 60 days to pass since the first notice of the project, and the City Council adopts a resolution authorizing the project after giving it two separate readings, prior to expending EDC funds on the project.

Business Plan Assistance may be obtained through the Northeast Small Business Development Center in Mt. Pleasant, Texas.

Amber Keith

Business Advisor

Northeast Small Business Development Center

www.northeasttxsbdc.org

903-490-0822 Office

903-490-2826 Cell

AFFIRMATION OF APPLICANT(S)

I (We) the undersigned do hereby acknowledge and/or certify, as the case may be, the following:

1. Prior to submission of this application, the included guidelines for all programs have been obtained, reviewed, and clearly understood by the applicant.

2. That the submission of this Application does not create any property, contract, or other legal rights in any person or entity to have the MVEDC provide grant funding.

3. That if grant funding is approved, full compliance will be maintained with all the provisions of the provided guidelines, performance agreements, and/or special provisions attached as a part of the grant, and that failure to do so will be grounds for ineligibility to receive previously approved grant funding and / or sales tax recapture by MVEDC or the City of Mount Vernon.

4. The Mt. Vernon City Council shall approve any incentive involving expenditures exceeding $5,000.

5. That before application is to be reviewed by the MVEDC, a designee(s) of the MVEDC shall have the right to inspect the business and work to be considered.

6. That the MVEDC reserves unto itself its absolute right of discretion in deciding whether or not to approve a grant relative to this application, whether or not such discretion is deemed arbitrary or without basis in fact.

7. That the laws of the State of Texas shall govern the interpretation, validity, performance, and enforcement of the provided guidelines and this Application. If any provision or provisions of these should be held invalid or unenforceable, the validity and enforceability of the remaining provisions of these shall not be affected thereby.

8. That the information provided in this Application, and all that may have been affixed hereto, is true and correct, and that the MVEDC may rely on all information herein contained, and all that may have been affixed hereto, as being true and correct

9. Any criminal activities involving applicant, whether on or off-site premises, will render this application and / or contract null and void.

10. Where approved incentives are reimbursement recipient must present paid invoices and/or cancelled checks to vendors. Certificate of Occupancy issued by City of Mount Vernon must be issued before any MVEDC funds are expended.

11. Texas Government Code Section 2264.01 Certification

Company certifies that Company, or a branch, division, or department of Company, does not and will not knowingly employ an undocumented worker. If, after receiving a public subsidy, Company or a branch, division, or department of company is convicted

of a violation under 8 U.S. C. Section 1324a(f), Company shall repay in full the amount of the public subsidy paid by MVEDC to Company.

12. The City of Mount Vernon and/or MVEDC may exercise the right to reclaim any incentives should the recipient not fulfill any portion of its stated obligation as outlined in any incentive agreement resulting from this application submission.

13. Making application and complying with specific requirements does not guarantee that requested incentives will be granted by the MVEDC Board or City Council.

I, the undersigned, understand this process may take several months and attendance of several meeting. Filing an application with the City does not guarantee approval from the City Council. The city reserves the right to retain outside consultants to review this application, all data provided, and conduct an independent evaluation. Further, the applicant understands and agrees that this application and all data and communications may be considered a public record pursuant to the Texas Public Information Act."

Signed this _____day of _____, 20_____

_____

(Print Authorized Representative Name)

_____

(Applicant Signature)

Appendix A: Property Owner's Certification

Property Owner Name	Ramsay Properties Inc.
Property Owner Phone Number	[redacted]
Property Owner Email	[redacted]
Property Address	104 Houston St.

City	State	Zip Code
Mount Vernon	TX	75457

Lease Amount	$1450.00	Period (Annually/Monthly)	Monthly

Anticipated Construction Start Date	December 14, 2026
Anticipated Construction Completion Date	June
Description of Improvements to be Made	
paint flooring	

I have reviewed all information above and certify that it is true and correct. Further, I certify that I have reviewed and approved all improvements to be made to the property as described above.

Jenny Ramsay
Owner Signature

11-3-26
Date

Appendix B: Economic Development Assistance Program Guidelines

Graduated Rental Assistance

- The primary goal of the Graduated Rental Assistance Program is to reduce the burden of rental expenses on new businesses and to help offset the initial startup costs of the business.
- The business must be a for-profit venture. Nonprofit and governmental organizations are not eligible for the program.
- Grant funds cannot be used to fund rent for any portion of the property used for residential purposes. In such cases, the total rent amount may be adjusted proportionally to reflect usage of the property.

- At no point will MVEDC pay 100% of the rental expenses for any recipient of this program.
- The rental assistance is designed to assist the business owner with rental expense over a period of time, but the owner will assume responsibility of the full rental costs at the end of the rental assistance period as determined by the MVEDC
- All disbursements through this program will be made in the form of a reimbursement following the submission of a copy of the canceled check paid to the property owner and/or a receipt from the property owner, or direct payment of rental assistance to the property owner/landlord.
- Generally, the program can span any amount of time up to 12 months with MVEDC reimbursing the business owner's rental expense in four installments: 25% of the total rent cost to be paid for the first installment; 50% of the total rent cost to be paid for the second installment; and 75% of the total rent cost to be paid for the third installment of the rental agreement term. Rental assistance from the MVEDC to the business owner shall not be granted until the termination of free or subsidized rent from the property owner. Term of assistance and length of payment installments shall be negotiated between business and MVEDC, with the decision of the MVEDC being final.
- The City Council upon recommendation by the MVEDC Board may approve a modification to the standard rate and duration of the program on a case-by-case basis.
- Recipients may receive only one Graduated Rental Assistance Agreement per business.
- Rental amount and must be comparable to similar rental rates for similar properties in the area of the business property.
- Rental assistance shall not exceed $6,000 for any business.
- All disbursements through this program will be subject to requirements set forth in an incentive performance agreement, including but not limited to a period for which the business must remain in operation following the completed disbursement of funds.
- MVEDC assumes no liability for the satisfaction of the lease agreement between the property owner and the tenant. This agreement is between the tenant and the MVEDC and will be strictly a reimbursement of the costs required to satisfy the terms of the tenant's lease agreement with the property owner.

Existing Business Structure Assistance

- The purpose of the Existing Business Structure Assistance Program is to enhance the economic sustainability of the City of Mount Vernon by assisting for profit business building owners and lessees in business building renovation processes; thereby encouraging increased ad valorem and / or sales taxes.
- The structure on which the improvements to be made must be at least five years old.
- Owners of multiple structures may submit only one application per fiscal year and may not have existing agreements on multiple properties at any one time.
- MVEDC may approve the full amount requested, a portion of the amount requested, or no amount at all.
- All grants provided under this program are reimbursements for cash expenditures by the applicant and require the applicant provide a match of at least twice the amount awarded (2:1 match required).
- Nonprofit and governmental organizations are not eligible to receive this funding.
- Applicants cannot have more than 20 full-time employees at the time of application
- All tax obligations must be current
- Property owners must submit Appendix A: Property Owner's Certification if the applicant is a tenant at the property
- The business owner will be required to obtain all necessary city and/or state permits, zoning, inspections, etc.... prior to applying for funding.
- The business owner must demonstrate best effort in obtaining at least 3 bids for improvements. The bids or documentation of best effort must be included in the application.
- The structure must be located within the Mount Vernon City limits.
- Applicants must have a valid Certificate of Occupancy from the City of Mount Vernon prior to receiving program funding.
- All disbursements through this program will be subject to performance requirements set forth in an incentive agreement, including but not limited to a period for which the business must remain in operation following the completed disbursement of funds.

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