

**AGENDA**  
**ENNIS ECONOMIC DEVELOPMENT CORPORATION**  
**CITY COMMISSION CHAMBER**  
**CITY HALL, 115 W. BROWN**  
**TUESDAY, MAY 10, 2016**  
**4:00 P.M.**

1. Call to Order
2. Roll Call
3. Pledge of Allegiance and Invocation
4. Approval of Minutes
  - a. Consider approving the minutes of 12 April 2016.
5. Citizens Request for Public Hearing
6. Finance Review
  - a. A review of the EEDC's current budget and finances.
7. Staffing review
  - a. Executive Assistant
  - b. Communications & Marketing specialist
8. Administrative Services agreement (City & EEDC)
  - a. Discuss and consider a budget amendment
9. Professional Development update
  - a. Texas Economic Development Council (TEDC)
  - b. Historic Preservation Conference
10. Director appointments / reappointments discussion
11. Brand Development discussion
12. Parks Policy discussion
  - a. LGC 505.152: Quality of Life projects that support the creation and retention of primary jobs. (Neighborhood park projects)
  - b. LGC 505.158: Park projects that support new and expanded business development. (Downtown park projects)
13. Development Opportunities Forum discussion
14. Video update (year in the life – of Ennis)
15. Comprehensive Plan update
  - a. General update
  - b. Zoning 101 (MESA)
  - c. Zoning 101 (KSA)

16. Union Pacific update

- a. General update
- b. Bridges
- c. Lease
- d. Grade Separated Crossing

17. TxDOT update

- a. General update
- b. Hwy 287 project update
- c. Ennis Ave project update
- d. Strategist / Consultant
- e. Ennis Ave (off-system)
- f. Truck route - off Ennis Ave

18. Economic Development update

a. Industrial Development

i. Projects Update

- 1. Dakota Drilling, \$1.5 million, 15 jobs
- 2. Ennis Steel I, \$8.2 million, 25 jobs
- 3. Firebird (Sterilite), \$17 million, 40 jobs
  - a. Right of way (ROW) acquisition
- 4. Viking (Cenveo), \$10 million, 40 jobs
- 5. Stargazer (Leggett & Platt I), \$10 million, 40 jobs
- 6. Stargazer (Leggett & Platt II), \$5 million, 15 jobs
  - a. City tax abatement
- 7. Project Grupo (Dalegip), \$10 million, 25 jobs
- 8. Ennis Steel II, \$2.9 million, 10 jobs
  - a. Targeted infrastructure grant request
- 9. Schirm USA, land sale, 4.5 acres, \$74,540.00
- 10. Merryart, \$2.7 million, 20-30 jobs
  - a. Discuss and consider a targeted infrastructure grant request

b. Downtown Development update

i. Main Street Board budget discussion

ii. Downtown Master Plan update

- 1. Funding opportunity (Real Estate Investment Trust – REIT)
- 2. Implementation Plan (Part 1 – Project Costing)
- 3. Street Planters
- 4. Minnie McDowal Park update

iii. Downtown TIRZ update

- 1. Boundary Survey
- 2. Project costs

iv. Downtown Events update

- 1. Bluebonnet Festival recap
- 2. FFA dinner recap
- 3. Farmers Market update
- 4. Freedom Festival update

v. Façade grants update

1. Discuss and consider approving a new façade grant for 111 W Knox in an amount not to exceed \$7,500.
2. Discuss and consider approving a façade grant completion and payment for 204 W Knox in an amount of \$7,500.
3. Discuss and consider approving a façade grant completion and payment for 210 W. Brown in an amount of \$3,650.
4. Discuss and consider approving a façade grant completion and payment for 212 W Brown (Front) in an amount of \$3,310.74.
5. Discuss and consider approving a façade grant completion and payment for 212 W Brown (Rear) in an amount of \$2,195.14.

vi. Historic preservation grants update

vii. Texas Treasures nomination

1. 111 W Knox (Felcman's)

c. Commercial Development update

- i. Activity update

d. Retail Development update

- i. Project Retail update
- ii. Targeted development and recruiting

e. Residential Development update

- i. Activity update

19. Executive Session authorized by the Texas Open Meetings Act, Texas Local Government Code Annotated, Chapter 551.087, Economic Development Negotiations and Chapter 551.072, Real Estate.

- a. LGC 551.072 – Deliberation regarding real property
  - i. Project Serenity
- b. LGC 551.087 – Deliberation regarding economic development negotiation
  - i. Project Golden Chariot
  - ii. Project Icebox
  - iii. Project Tastebud
  - iv. Project Merryart

20. Reconvene into Open Session

21. Actions:

- a. Consider approving a new façade grant for 111 W Knox in an amount not to exceed \$7,500.
- b. Consider approving a façade grant completion and payment for 204 W Knox in an amount of \$7,500.
- c. Consider approving a façade grant completion and payment for 210 W. Brown in an amount of \$3,650.
- d. Consider approving a façade grant completion and payment for 212 W Brown (Front) in an amount of \$3,310.74.

- e. Consider approving a façade grant completion and payment for 212 W Brown (Rear) in an amount of \$2,195.14.
- f. Conduct a public hearing and consider approving Project Merryart, a type A project whose purpose is to fund a “targeted infrastructure grant”, amend the EEDC FY 15-16 budget to provide \$175,000.00 to fund the project, approve the economic development agreement and authorize the President to execute any and all documents required to complete the action.
- g. Conduct a public hearing and consider approving a budget amendment to the EEDC FY 15-16 budget to appropriate an additional \$30,000 for “Administrative Services”, approve the administrative services agreement with the City of Ennis and authorize the President to execute any and all documents required to complete the action.

22. Adjournment

I CERTIFY THE ABOVE NOTICE WAS POSTED AT CITY HALL IN ENNIS, TEXAS, PRIOR TO FRIDAY, MAY 6, 2016 AT 4:00 P.M.



---

MARTY W. NELSON  
Economic Development Director