

**ENNIS ECONOMIC DEVELOPMENT CORPORATION MINUTES**  
**REGULAR MEETING**  
**TUESDAY, NOVEMBER 14, 2017**  
**4:00 P.M.**

**CALL TO ORDER**

President Montgomery called a regular meeting of the Ennis Economic Development Corporation to order on Tuesday, November 14, 2017 at 4:02 P.M. in the City Commission Chambers of Ennis City Hall, 115 W. Brown Street, Ennis Texas 75119.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

President Montgomery led the Pledge of Allegiance.

Mr. Nelson offered the Invocation.

**ROLL CALL**

Economic Development Administrative Assistant Rhonda Winters called roll; a quorum was present to wit:

Directors Present: Mike Montgomery, Russell Thomas, Tom Abram, Betty Glaspy, Jess Haupt, Phil Newsom, Angie Juenemann

Staff Present: Marty Nelson, Rhonda Winters, Ashley Colunga, Gina Rokas, Becky McCarty, Angie Wade, Scott Dixon

**ITEMS FOR DISCUSSION & CONSIDERATION**

1. Discuss and consider the minutes of the October 10, 2017 meeting.
  - a. Motion by Juenemann, 2<sup>nd</sup> by Thomas approving the minutes of the October 10, 2017 meeting.
    - i. 6 Ayes
2. Citizens Request for Public Hearing
  - a. No one spoke.
3. Finance Review
  - a. The current budget and finances were presented by Mr. Nelson.
4. Economic Development update
  - a. Historic Preservation Grant Program update
    - i. Up for renewal on December 31<sup>st</sup>.
    - ii. Was presented to City Commission on November 7<sup>th</sup>.
    - iii. Changes would be to add eligible and ineligible costs to the current program, or reduce the percentage to which the program will reimburse for improvements.
  - b. Welcome Center update
    - i. Timeline
      1. Currently in the CMAR selection and contract phase.

2. Bid documents to go out in December.
  3. CMAR phase 2 in January or February of 2018.
  4. Construction starting in February or March of 2018.
- ii. Construction Manager At Risk
1. Three companies responded to RFP.
    - a. Triad, Kibler, and Phoenix
    - b. Using an evaluation criteria scoring system Triad was chosen as the best company for the project.
    - c. Waiting for Triad to submit a Letter of Credit and bonding for the project.
- c. Industrial Development update
- i. Park configuration
    1. Three companies are interested in sections of the 70 acres available in the industrial park.
    2. Working on a configuration to subdivide the acreage to best suite each company.
    3. Would like to have acreage cleared and grubbed for better viewing.
  - ii. Project Mercury
    1. Needs a 30 acre site
  - iii. Project Snoopy
    1. Needs a 20 acre site.
  - iv. Project McCoys
    1. Needs of a 20 acre site with a rail spur.
- d. Downtown Development update
- i. Alley Clean-Up
    1. New poles and transformers are being installed.
  - ii. 10 Tips Brochure
    1. Colunga presented the brochure that will be distributed to new and current downtown business owners to assist them in being successful especially during downtown construction.
  - iii. Lights of Ennis
    1. Colunga presented the new billboard design.
    2. Carriage ride tickets sold out in 26 hours.
    3. It will be snowing in Minnie McDowal Park.
- e. Commercial/Retail Development update
- i. Ennis Avenue Site
    1. Unable to make a deal with one of the property owners to purchase this property.
  - ii. JT Evans Site
    1. Located next to Quik Trip.
    2. Working with JT Evans on developing this property for retail, fast food, hotel, or entertainment venue.

## ACTIONS

1. Consider authorizing the City Manager to negotiate and approve a contract for the Welcome Center CMAR.
  - a. Motion by Haupt, 2<sup>nd</sup> by Thomas authorizing the City Manager, EDC President, and the Mayor to negotiate and approve a contract for the Welcome Center CMAR.
    - i. 7 Ayes

## ADJOURNMENT

With no other business before the Economic Development Corp. Board, President Montgomery declared the meeting adjourned at 5:06 P.M.

A handwritten signature in blue ink, appearing to read "Russell R. Thomas", written over a horizontal line.

RUSSELL R. THOMAS  
Secretary