

MINUTES
ENNIS ECONOMIC DEVELOPMENT CORPORATION
CITY COMMISSION CHAMBER
CITY HALL, 115 W. BROWN
TUESDAY, NOVEMBER 8, 2016
4:00 P.M.

1. Call to Order (4:00 Pm CST)
2. Roll Call
 - a. Board Members Present: Montgomery, Newsom, Abram, Glaspy, Haupt, Juenemann
 - b. Members Absent: Thomas
 - c. Staff Present: Nelson, Dixon, Winters, Wade, Heye
3. Pledge of Allegiance was recited and the Invocation offered by Mr. Nelson.
4. Consider approving the minutes of October 11, 2016.
 - a. Motion by Abram; second by Haupt to approve the minutes of October 11, 2016.
 - i. Six Ayes
5. Citizens Request for Public Hearing
 - a. No citizen addressed the Board.
6. Finance Review
 - a. The current budget and finances were presented by Mr. Dixon.
7. Economic Development update
 - a. Industrial Development update
 - i. Projects update
 1. Project Sterilite, \$17 million, 40 jobs
 - I. Rudd Rd. is close to completion.
 - II. Will be ready to open in two weeks.
 2. Leggett & Platt, \$14 million, 75 jobs
 - I. Ellis County Tax Abatement Application
 - a. On November 8th the county approved a 45% tax abatement for 5 years.
 - ii. Downtown Development update
 - i. Project Serenity (Property Acquisitions)
 1. 108 W Milam
 - I. Under contract for \$120,000 + closing costs.
 - II. Will be a part of South Plaza.
 - III. Approved by City Commission on November 7th.
 2. 00 West Knox (Parking Lot)
 - I. Under contract for \$75,000.
 - II. Approved by City Commission on November 7th.
 - ii. Project Visitors Center 2.0
 1. Phase 1 update

- I. Meeting with the architect, Architexas, the week of November 14th to discuss their findings on the condition of the building, and to also analyze the space allocations for the offices that will be in the new building.
 - II. This will complete phase 1 of the project.
 - iii. Downtown Master Plan update
 - 1. Minnie McDowal Park update
 - I. Construction has begun on the park (City Water, Sewer and Storm Water Drainage)
 - II. The final bid amount for West 31 is \$690,000.
 - III. A surety bond has been added to the contract, and is ready to be awarded to West 31 Contractors.
 - IV. The City Commission and EDC have approved \$400,000 for the project.
 - V. A "Here We Grow" campaign has been implemented to inform the public downtown businesses are open during park construction.
 - 2. Downtown Infrastructure update
 - I. Bid documents should be ready early 2017.
 - 3. Union Pacific Safety Zone update
 - I. Randall Heye is working on an RFQ for the engineering.
 - iv. Historic Preservation Grants update
 - 1. 113 N Dallas (Ennis Public Theatre)
 - I. \$943,777.25 project, eligible for \$207,631 in grant funding.
 - II. Directors Juenemann & Glaspy stated they are on the Board for the Public Theatre (113 N Dallas) and excused themselves from the room. Neither were present or participated in the discussion or vote for this action.
 - III. A public hearing concerning an Historic Preservation Grant, a Type B economic development project and performance agreement with the Ennis Public Theatre in an amount not to exceed \$225,000.00 to make improvements to the building and property at 113 N Dallas was opened, no public comment and was closed.
 - IV. Motion by Abram; second by Haupt to approve a Historic Preservation Grant, a Type B economic development project and performance agreement with the Ennis Public Theatre in an amount not to exceed \$225,000.00 to make improvements to the building and property at 113 N Dallas.
 - 1. 4 Ayes
 - V. After the vote Directors Juenemann & Glaspy returned into the room and re-joined the quorum.
 - v. Façade Grants update
 - 1. The Kaufman Façade Grant program was approved by City Commission on November 7th.
- c. Commercial/Retail Development update
 - i. Activity update
 - 1. 28 projects, \$44 million

- ii. TIRZ #2 (Sonoma Trails) update
 - 1. City Commission approved a Resolution for an "Intent-To-Create" the TIRZ on November 7th.
 - 2. The Ordinance creating the TIRZ must be completed by the end of December in order to capture the value of the Quik Trip.
 - d. Residential Development update
 - i. III Cardinals, \$18 million, 150 units
 - 1. Provided update
 - ii. Spyglass, \$20 million, 183 units
 - 1. Chapter 380
 - i. On November 7th City Commission approved an Economic Development Agreement that will refund 75% of their property taxes for 5 years.
 - iii. Villas at Sonoma, \$24 million, 210 units
 - 1. Chapter 380
 - i. Negotiating an Economic Development Agreement.
8. 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. Mr. Montgomery read the announcement from the Certified Agenda regarding the subjects of the Executive Session, and convened the Executive Session at 4:41pm.
 - b. LGC 551.072-Deliberation regarding real property
 - i. Land Acquisition and Development Opportunities
 - 1. A Land Acquisition and Development Opportunities were discussed.
 - c. LGC 551.087-Deliberation regarding economic development negotiation
 - i. Villas at Sonoma Trail
 - 1. Villas at Sonoma Trail was discussed.
 - ii. Bardwell Development
 - 1. Bardwell Development was discussed.
9. Mr. Montgomery read the announcement from the Certified Agenda regarding the completion of the Executive Session, and reconvened in Open Meeting at 5:49pm.
10. Actions:
- a. A public hearing concerning "Project Serenity", authorizing the acquisition of 108 W. Milam, property necessary to implement the Downtown Master Plan, approve the use of funds appropriated in the EEDC FY16-17 Budget "Property Acquisition", to provide \$120,000 plus closing costs to fund the acquisition and authorize the EEDC President to execute any and all documents required to complete the action was opened, no public comment and was closed.

- i. Motion by Juenemann; second by Glaspy approving "Project Serenity", authorizing the acquisition of 108 W. Milam, property necessary to implement the Downtown Master Plan, approve the use of funds appropriated in the EEDC FY16-17 Budget "Property Acquisition", to provide \$120,000 plus closing costs to fund the acquisition and authorize the EEDC President to execute any and all documents required to complete the action.
 1. 5 Ayes (Director Haupt excused himself during the Executive Session)
- b. A public hearing concerning "Project Serenity", authorizing the acquisition of Lots 11, 12, 13 and 14, Block 59, original town of Ennis, also known as 00 West Knox Street and PID #158104, property necessary to implement the Downtown Master Plan, approve the use of funds appropriated in the EEDC FY 16-17 Budget "Property Acquisition", to provide \$75,000 plus closing costs to fund the acquisition and authorize the EEDC President to execute any and all documents required to complete the action was opened, no public comment and was closed.
 - i. Motion by Glaspy; second by Newsom approving "Project Serenity", authorizing the acquisition of Lots 11, 12, 13 and 14, Block 59, original town of Ennis, also known as 00 West Knox Street and PID #158104, property necessary to implement the Downtown Master Plan, approve the use of funds appropriated in the EEDC FY 16-17 Budget "Property Acquisition", to provide \$75,000 plus closing costs to fund the acquisition and authorize the EEDC President to execute any and all documents required to complete the action.
 1. 5 Ayes
- c. Consider authorizing the ED Director to negotiate the purchase price and put under contract certain properties for future development opportunities.
 - i. Motion by Juenemann; second by Abram approving the ED Director to negotiate the purchase price and put under contract certain properties for future development opportunities.
 1. 5 Ayes

11. Meeting adjourned at 5:53 pm CST.


RUSSELL R. THOMAS
Secretary