

ENNIS ECONOMIC DEVELOPMENT CORPORATION MINUTES
REGULAR MEETING
TUESDAY, DECEMBER 11, 2018
4:00 P.M.

CALL TO ORDER

President Montgomery called a regular meeting of the Ennis Economic Development Corporation to order on Tuesday, December 11, 2018 at 4:01 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

Mr. Nelson called roll; a quorum was present to wit:

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

Directors Absent:

Staff Present: Marty Nelson, Ashley Colunga and Becky McCarty

ITEMS FOR DISCUSSION & CONSIDERATION

1. Discuss and consider the minutes of the October 9, 2018 meeting.
 - a. Motion by Thomas, 2nd by Newsom approving the minutes of the August 14, 2018 meeting.
 - i. 7 Ayes
2. Discuss and consider the minutes of the October 30, 2018 meeting.
 - a. Motion by Thomas, 2nd by Newsom approving the minutes of the August 14, 2018 meeting.
 - i. 7 Ayes
3. Citizens request to address the Board
 - a. No one spoke.
4. Finance Review
 - a. The current budget and finances were presented by Mr. Nelson.
5. Economic Development update
 - a. Communications and Marketing update
 - i. Monument Signs
 1. Colunga presented the complete monument signs and discussed their significance in terms of marketing the City.

- b. Main Street update
 - i. Sip, Shop & Stroll
 - 1. McCarty discussed the event in terms of it being a grass-roots driven event that is having a positive impact during this time of downtown construction.
- c. Tourism update
 - i. Tourism Director/ Marketing Director is exploring co-op advertising opportunities for the Galaxy Drive-In Theatre regarding Ennis.
 - ii. Ennis Article is confirmed for Texas Highways Magazine for March 2019 (Wildflower issue)
 - iii. Ad placement for Texas Highways Magazine March 2019 was confirmed.
- d. Downtown Development update
 - i. Historic Preservation Grant Update
 - 1. Nelson provided a program update and went into detail about how the latest iteration is working (20% up to \$150,000 Cap).
 - 2. Nelson provided a "look ahead" of grants likely to be received in 2019.
 - ii. Project Downtown Infrastructure update
 - 1. The new "Dashboard" was presented and discussed.
 - iii. Welcome Center update
 - 1. Drd Construction is well into the demolition and initial construction phase of the project.
 - 2. Plumbing, slab, roofing and brick demolition are underway.
 - 3. Nelson provided an update with the "Something Awesome RFP".
 - iv. 305 N Sherman update
 - 1. Bids for asbestos abatement came back to high. Nelson is seeking new bids.
 - 2. There are several vaults and other banking equipment left over in the building. Nelson will compile an inventory and photos and attempt to sell the equipment.
 - v. Puppy Patch
 - 1. Dog wash lease
 - a. Nelson discussed the dog wash idea and lease agreement.
- e. Industrial Development update
 - i. Project Merryart II
 - 1. Nelson discussed a new project that expands existing production at the Merryart facility.
 - ii. Project Benoit Pipe
 - 1. This is a new project looking at acquiring land in the Southgate 460 for a new facility.
 - iii. Project Genesis II
 - 1. Genesis is in the planning stages of an expansion project. They purchased adjacent property and intend to expand.
- f. Commercial/Retail Development update
 - i. Project Buc-ee's
 - 1. Project is on track for a ground breaking by the end of January with a store opening in May of 2020.
 - ii. Chick-fil-A

1. Project is on track and should be ready to break ground in early Feb.
- iii. Panda Express
 1. Project is on track and should be ready to break ground in early Feb.
- iv. Project JT Evans
 1. Project is on track with the developer signing restaurant operators to letters of intent.
- g. Residential Development update
 - i. Spyglass
 1. Construction is complete and leasing is going well.
 - ii. Azure
 1. Is in the planning stages
 - iii. New Neighborhoods
 1. Lennar
 - a. Is in the planning stages
 2. Arbors
 - a. Is in the planning stages
 - iv. Affordable Housing (HTCs)
 1. Ennis is likely to receive four or five applications for a resolution of support for a Housing Tax Credit (HTC) project in 2019.

ACTIONS

1. Discuss and consider authorizing the President to enter into a lease agreement with Mark & Joslyn Eaton for a Dog Wash.
 - a. Motion by Haupt, 2nd by Glaspy authorizing the President to enter into a lease agreement with Mark & Joslyn Eaton for a Dog Wash.
 - i. 7 Ayes

ADJOURNMENT

With no other business before the Economic Development Corp. Board, President Montgomery declared the meeting adjourned at 4:48 P.M.



RUSSELL R. THOMAS
Secretary