

**MINUTES**  
**ENNIS ECONOMIC DEVELOPMENT CORPORATION**  
**CITY COMMISSION CHAMBER**  
**CITY HALL, 115 W. BROWN**  
**TUESDAY, FEBRUARY 14, 2017**  
**4:00 P.M.**

1. Call to Order (3:57 Pm CST)
2. Roll Call
  - a. Board Members Present: Montgomery, Thomas, Newsom, Abram, Glaspy, Haupt, Juenemann
  - b. Staff Present: Nelson, Winters, McCarty, Colunga, Rokas, Dixon, Wade
3. Pledge of Allegiance was recited and the Invocation offered by Mr. Nelson.
4. Consider approving the minutes of January 10, 2017.
  - a. Motion by Newsom; second by Glaspy to approve the minutes of January 10, 2017.
    - i. Seven Ayes
5. Citizens Request for Public Hearing
  - a. No citizen addressed the Board.
6. Finance Review
  - a. 2016 Annual Financial Report.
    - i. Presented by Danny Strunc with CPA firm Yeldell, Wilson, Wood, & Reeve.
7. 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. Due to potential conflicts of interest, President Montgomery and Secretary Thomas recused themselves and were not present for deliberations regarding Project Price Distributing and Sonoma Trail property acquisition.
  - b. Juenemann read the announcement from the Certified Agenda regarding the subjects of the Executive Session, and convened the Executive Session at 4:10pm.
  - c. LGC 551.072 – Deliberation regarding real estate
    - i. Sonoma Trail
  - d. LGC 551.087 – Deliberation regarding economic development negotiation
    - i. Project Price Distributing
    - ii. Southgate 460 Prospect
    - iii. Project Genesis
8. Juenemann read the announcement from the Certified Agenda regarding the completion of the Executive Session, and reconvened into Open Meeting at 5:02pm.

## 9. Economic Development Update

- a. Communications and Marketing update
  - i. Mobile App "Ennis Yall"
    - 1. App should be ready for beta-testing in one week.
  - ii. Branding Campaign
    - 1. RFQs are in and being evaluated.
  - iii. Developers Conference
    - 1. To be held Wednesday, March 30<sup>th</sup> at Dallas Regional Chamber of Commerce.
    - 2. Partnering with City of Keller and City of McKinney.
- b. Tourism update
  - i. WFAA Grant
    - 1. Submitted a sponsorship application for \$10,000 worth of free public service announcements for the Bluebonnet Festival.
- c. Main Street update
  - i. Carnival
    - 1. Provided by Mary Talley Amusements.
    - 2. To be held April 12<sup>th</sup>-16<sup>th</sup> in downtown.
  - ii. Polka Festival Beer Garden
    - 1. Chamber of Commerce is partnering with Main Street to host a beer garden downtown.
  - iii. Lights of Ennis (Roof Top Lights)
    - 1. Jeff Krebs of Epicenter Productions is providing a cost estimate to replace the existing incandescent lights with programmable LED lights.
    - 2. Staff may facilitate a capital campaign to help fund this project.
  - iv. Farmers Market (4<sup>th</sup> Season)
    - 1. Looking for additional vendors.
    - 2. Vendor meeting to be held March 6<sup>th</sup>.
- d. Zoning update
  - i. Kaufman, Bardwell, Downtown, Templeton-McCanless
    - 1. Stakeholders meeting to be held February 25<sup>th</sup> at Ennis Library for Kaufman, Bardwell, and Templeton-McCanless areas.
    - 2. Staff intends to recruit members for the Kaufman Board at this meeting.
    - 3. Downtown Zoning is complete and a stakeholders meeting will be scheduled through Main Street Board.
- e. Industrial Development update
  - i. Ennis Steel
    - 1. Corporate Headquarters is complete.
    - 2. Staff anticipates the payment for Infrastructure Grant to be processed in this FY.
  - ii. Borrow Pit
    - 1. Staff is waiting for the project manager to provide an agreement.
- f. Downtown Development update
  - i. Minnie McDowall Park update
    - 1. Fill dirt has been completed.
    - 2. Footing for bathrooms has been installed.
  - ii. Welcome Center update
    - 1. The three floor plans have been received.
    - 2. City leaders are reviewing the cost of each floor plan.
  - iii. Plaza P3 update

1. Mesa and a private investor are analyzing the square footage of each facility to be placed in the plaza.
2. Working on pro-forma and financial analysis.
- iv. Historic Preservation Grants update
  1. 113 W Knox (grant close-out)
    - I. Project cost \$153,343.00
    - II. Requesting final payment of \$16,802.66
- v. Downtown Façade Grants update
  1. 113 W Knox (grant close-out)
    - I. Project cost \$38,000
    - II. Requesting payment of \$7,500 grant
- vi. Project Grease Trap
  1. Installation cost of each system will vary with \$40,000 being a good estimate.
  2. Intent is a 50/50 cost share with a private partner.
  3. Private partner will operate and maintain the system.
  4. Behind The Curtain has agreed to partner with the EDC, making their contribution \$20,000 and an EDC contribution of \$20,000.
- vii. Project Demolition
  1. 302 N Dallas St
  2. Two bids for the asbestos survey and two bids for demolition have been received.
  3. Staff will proceed with the asbestos survey and remediation.
- viii. TIRZ#1 update
  1. Has been completed
- g. Commercial / Retail Development update
  - i. Mobilitie update
    1. Steve Stone with Sterilite requested the location of the cell phone tower be moved 100 yards near the end of rail spur.
    2. The City receives \$3,000 yearly for lease contracts.
    3. Staff will communicate this information to Mobilitie.
  - ii. TIRZ#2 update
    1. A Participation Agreement will be presented to Ellis County requesting a 75%/25% contribution.
  - iii. Kaufman Development District update
    1. In the process of seating the board for at large positions.
    2. Façade Grant program is completed.
- h. Residential Development District update
  - i. 21 Permits, \$6 million
- i. Workforce Development update
  - i. Update given

10. Actions:

- a. Discuss and consider approving an Historic Preservation grant close-out and final payment for improvements made to 113 W. Knox in an amount of \$16,802.66.
  - i. Motion by Thomas, 2<sup>nd</sup> by Haupt approving a Historic Preservation grant close-out and final payment for improvements made to 113 W Knox in an amount of \$16,802.66.

1. 6 Ayes

b. Discuss and consider approving a Façade grant close-out and payment for improvements made to 113 W. Knox in an amount of \$7,500.00.

i. Motion by Abram, 2<sup>nd</sup> by Glaspy approving a Façade grant close-out and payment for improvements made to 113 W. Knox in an amount of \$7,500.00

1. 6 Ayes

c. A public hearing to consider approving "Project Grease Trap", an economic development project whose purpose is to install grease traps in downtown, amend the EEDC FY 2016-2017 budget to provide \$100,000 to fund the project and authorize the EDC President to execute any and all documents necessary to complete the action was opened, no public comment and was closed.

i. Motion by Haupt, 2<sup>nd</sup> by Abram approving "Project Grease Trap", a project whose purpose is to install grease traps in downtown, amending the EEDC FY 2016-2017 budget to provide \$100,000 to fund the project and authorize the EDC President to execute any and all documents necessary to complete the action.

1. 6 Ayes

d. A public hearing to consider approving "Project Demolition", an economic development project whose purpose is to fund the demolition of 302 N. Dallas, amend the EEDC FY 2016-2017 budget to provide \$100,000 to fund the project and authorize the EDC President to execute any and all documents necessary to complete the action was opened, no public comment and was closed.

i. Motion by Glaspy, 2<sup>nd</sup> by Juenemann approving "Project Demolition", a project whose purpose is to fund the demolition of 302 N. Dallas, amend the EEDC FY 2016-2017 budget to provide \$100,000 to fund the project and authorize the EDC President to execute any and all documents necessary to complete the action.

1. 6 Ayes

e. Discuss and consider authorizing actions pursuant to the Executive Session.

i. No action taken

11. Meeting adjourned at 5:36 pm CST.



RUSSELL R. THOMAS  
Secretary