

**ENNIS ECONOMIC DEVELOPMENT CORPORATION MINUTES  
REGULAR MEETING  
TUESDAY, APRIL 10, 2018  
4:00 P.M.**

**CALL TO ORDER**

President Montgomery called a regular meeting of the Ennis Economic Development Corporation to order on Tuesday, April 10, 2018 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, Tom Abram, Betty Glaspy, Jess Haupt, Angie Juenemann, Russell Thomas

Directors Absent: Phil Newsom

Staff Present: Marty Nelson, Rhonda Winters, Ashley Colunga, Becky McCarty

**ITEMS FOR DISCUSSION & CONSIDERATION**

1. Discuss and consider the minutes of the March 13, 2018 meeting.
  - a. Motion by Thomas, 2<sup>nd</sup> by Glaspy approving the minutes of the March 13, 2018 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. Communications and Marketing update
    - i. Presented the full page ad placed in the Bluebonnet Magazine.
    - ii. Presented the I45 billboard and digital billboard placed in Plano.
    - iii. Presented new parking signs placed in North Plaza parking lot and Farmers Market parking lot.
  - b. Tourism update
    - i. Bluebonnet Trails/Festival update

1. Over 5,000 maps have been given out at the Visitors Center.
  2. 1,200 downloads of the Bluebonnet map.
  3. Texas Highway will be attending the festival on Saturday.
  4. Several interviews with local news stations.
- c. Main Street update
    - i. Wine Wander update
      1. 10+ wineries will be in attendance.
  - d. Kaufman Development District update
    - i. Grant close-out for 200 N Kaufman St.
      1. \$15,299.81 project, qualifying for a \$7,500 grant.
  - e. Welcome Center update
    - i. Developed a stakeholder committee to recommend the best use of space for option 1.
    - ii. Presented new floor plan for option 1.
  - f. Downtown Development update
    - i. Project Downtown Infrastructure
      1. Working on N. Dallas St.
      2. Harvesting the antique bricks to be used in the future.
    - ii. Pierce Park Trees
      1. Property is owned by Union Pacific.
      2. Waiting on new lease as part of the underpass project.
      3. Will check to see if trees can be moved, and at what cost.
  - g. Industrial Development update
    - i. Cerveo
      1. Filed Chapter 11 bankruptcy.
      2. Will cease operations the end of April.
    - ii. GAF
      1. Clearing property for expansion.
  - h. Commercial/Retail Development update
    - i. Project JT Evans update
      1. A retail/hotel development
      2. \$12-17 million project
      3. 100 new jobs
  - i. Bardwell Lake Development update
    - i. Framework and illustrative plan.
      1. Presented a potential marketing brochure.
5. Executive Session authorized by the Texas Open Meeting Act, Texas Local Government Code Annotated, Chapter 551.072, Real Estate, and Chapter 551.087, Economic Development Negotiations.
    - a. Montgomery read the announcement from the Certified Agenda regarding the subject of the Executive Session, and convened the Executive Session at 4:38pm.


- b. LGC 551.072 – Real Estate
  - i. Potential real-estate acquisition
- 6. Reconvene into Open Session
  - a. Montgomery read the announcement from the Certified Agenda regarding the completion of the Executive Session, and reconvened into Open Meeting at 4:56pm.

## **ACTIONS**

1. Conduct a public hearing to hear testimony and consider taking action upon Project JT Evans. Project JT Evans is a retail development to be located at 402 N IH45 and whose purpose is to provide new and expanded business development in the city. The amount being considered to fund Project JT Evans is \$450,000.
  - a. Public hearing was opened, no comments, public hearing was closed.
2. Discuss and consider approving Project JT Evans, providing \$450,000 to fund the project and authorizing the President to execute any and all documents required to complete the action.
  - a. Motion by Haupt, 2<sup>nd</sup> by Abram approving Project JT Evans, providing \$450,000 to fund the project and authorizing the President to execute any and all documents required to complete the action.
    - i. 6 Ayes
3. Discuss and consider authorizing the Director to negotiate and put under contract a certain parcel of real estate.
  - a. Motion by Thomas, 2<sup>nd</sup> by Glaspy authorizing the Director to negotiate and put under contract a certain parcel of real estate.
    - i. 6 Ayes
4. Discuss and consider approving a façade grant close-out payment for 200 N Kaufman in an amount of \$7,500.00.
  - a. Motion by Abram, 2<sup>nd</sup> by Glaspy approving a façade grant close-out payment for 200 N Kaufman in an amount of \$7,500.00.
    - i. 6 Ayes

## **ADJOURNMENT**

With no other business before the Economic Development Corp. Board, President Montgomery declared the meeting adjourned at 4:58 P.M.

  
RUSSELL R. THOMAS  
Secretary