

MINUTES
ENNIS ECONOMIC DEVELOPMENT CORPORATION
CITY COMMISSION CHAMBER
CITY HALL, 115 W. BROWN
TUESDAY, SEPTEMBER 13, 2016
4:00 P.M.

1. Call to Order (4:00 Pm CST)
2. Roll Call
 - a. Board Members Present: Abram, Juenemann, Montgomery, Glaspy, Haupt, Newsom
 - b. Members Absent: Thomas
 - c. Staff Present: Nelson, Dixon, Winters, McCarty, Wade, Colunga
3. Pledge of Allegiance was recited and the Invocation offered by Mr. Nelson.
4. Consider approving the minutes of 9 August, 2016.
 - a. Motion by Glaspy; second by Haupt to approve the minutes of 9 August 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 and Mr. Nelson.
 - i. Mr. Dixon recommended a fund balance reserve policy be put in place.
7. Time Lapse Camera
 - a. Discuss and consider purchasing a time lapse camera and annual subscription for an amount not to exceed \$10,000
 - i. Ashley Colunga gave a presentation for the time lapse camera.
 - ii. It will be \$3,999 to purchase the equipment, and a monthly fee of \$299 for hosting and admin tools.
8. Economic Development update
 - a. Industrial Development
 - i. Projects Update
 1. Project Sterilite, \$17 million, 40 jobs
 - I. Fee waiver and grant
 - i. Due to Ellis County's response to the tax abatement application the City of Ennis has agreed to waive the permit fee in the amount of \$94,000.
 2. Project Grupo (Dalegip), \$10 million, 25 jobs
 - I. The letter they were waiting for from TCEQ has come thru.
 - II. Property on Knighthurst Rd is under contract.
 3. Forum Meat Company
 - I. \$1.2 capital investment, 15-20,000 sf, 5-10 jobs
 - II. Considering property on Jack McKay Blvd.
 - b. Downtown Development update

- i. Project Visitors Center 2.0
 - 1. Discuss and consider a contract with Architexas for an amount not to exceed \$85,000.
 - I. This is the Phase 1 contract that is for the Facility Assessment, Programming & Design, Schematic Design, Project Budget, & any alternate services that may be needed.
 - 2. Discuss and consider a lease with Aston Investment for 201 NW Main.
 - I. Mike Aston spoke to the board asking for a monthly rental agreement in the amount of \$500, and no security deposit.
 - ii. Project Electricity
 - 1. Discuss and consider approving the project and a budget amendment to provide \$45,00 to fund the project
 - I. This project is to remove 16 poles in the downtown alleyways, and replace with new equipment to be attached to the buildings for the roof top lights.
 - II. Angiel Electric will be contracted to do this work.
 - iii. Downtown Master Plan Update
 - 1. Minnie McDowal Park Update
 - I. Five bids were received and opened on September 12th. The bids came in over budget; therefore, our engineering partners are reviewing the contracts and will advise how we should proceed with the construction.
 - 2. Downtown Infrastructure
 - I. Engineering and assessment phase underway.
 - iv. Historic Preservation Grants
 - 1. Discuss and consider a grant close out and final payment for 204 W Knox in an amount not to exceed \$14,611.19.
 - I. This grant is for Mitch Penfold, with a grant total of \$29,222.
- c. Commercial / Retail Development update
- i. Activity update
 - 1. Permitted TOTAL: \$44,894,117 (28 projects)
 - ii. TIRZ#2 (Sonoma Trails)
 - 1. Director coordinated with Ellis County regarding their participation at 75/25.
 - 2. A boundary survey has been completed.
 - 3. A TIRZ board will be created with the EEDC President holding one of those positions.
- d. Residential Development update
- i. Activity update
 - 1. Three Residential Development projects that will begin construction in the near future:
 - I. Villas at Sonoma Trail, \$20 million +, 210 units
 - II. Spyglass, \$20 millio +, 183 units
 - III. Ill Cardinals, 18 million +, 150 single family homes

9. 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 5:23pm.
 - b. LGC 551.072-Deliberation regarding real property
 - i. Project Serenity
 1. Project Serenity was discussed
 - ii. 201 NW Main Lease
 1. The lease for 201 NW Main was discussed
 - iii. Other opportunities
 1. Other opportunities were discussed
 - c. LGC 551.087-Deliberation regarding economic development negotiation
 - i. Project Golden Chariot
 1. Project Golden Chariot was discussed
 - ii. Project Scout
 1. Project Scout was discussed
 - iii. Spyglass
 1. Project Spyglass was discussed
10. Mr. Montgomery read the announcement from the Certified Agenda regarding the completion of the Executive Session, and reconvened in Open Meeting at 6:00pm.
11. Actions:
 - a. Consider approving the purchase of a time lapse camera and annual subscription for an amount not to exceed \$10,000.
 - i. Motion by Juenemann, second by Abram approving the purchase of a time lapse camera and annual subscription for an amount not to exceed \$10,000.
 1. 6 Ayes
 - b. Consider approving a contract with Architexas for an amount not to exceed \$85,000.
 - i. Motion by Haupt, second by Glaspy approving a contract with Architexas for an amount not to exceed \$85,000.
 1. 6 Ayes
 - c. Consider approving a lease with Aston Investment for 201 NW Main.
 - i. Motion by Juenemann, second by Abram approving a monthly lease agreement with Aston Investment in the amount of \$500 a month, with no security deposit.
 1. 6 Ayes
 - d. A public hearing to consider approving "Project Electricity", a project whose purpose is to remove and replace the electrical control equipment for the roof top Christmas lights, amend the EEDC FY 16-17 budget to provide \$45,000 to fund the project, and authorize the EDC President to execute any and all documents required to complete the action, was opened, no public comment and was closed.
 - i. Motion by Haupt, second by Newsom approving "Project Electricity", a project whose purpose is to remove and replace the electrical control equipment for the roof top Christmas lights, amend the EEDC FY 16-17 budget to provide \$45,000 to

fund the project, and authorize the EDC President to execute any and all documents required to complete the action.

1. 6 Ayes

e. Consider approving a grant close out and final payment for 204 W. Knox in an amount not to exceed \$14,611.19.

i. Motion by Newsom, second by Juenemann approving the grant close out and final payment for 204 W. Knox in an amount not to exceed \$14,611.19.

1. 6 Ayes

f. Consider authorizing the ED Director to negotiate the purchase price and put under contract a certain property whose acquisition supports the Downtown Master Plan.

i. Motion by Abram, second by Glaspy approving the ED Director to negotiate the purchase price and put under contract a certain property whose acquisition supports the Downtown Master Plan.

1. 6 Ayes

12. Meeting adjourned at 6:05 pm CST.



RUSSELL R. THOMAS

Secretary