

**MINUTES**  
**ENNIS ECONOMIC DEVELOPMENT CORPORATION**  
**CITY COMMISSION CHAMBER**  
**CITY HALL, 115 W. BROWN**  
**TUESDAY, AUGUST 9, 2016**  
**4:00 P.M.**

1. Call to Order (4:03 Pm CST)
2. Roll Call
  - a. Board Members Present: Abram, Juenemann, Montgomery, Thomas, Glaspy, Haupt, Newsom
  - b. Members Absent: all were in attendance
  - c. Staff Present: Nelson, Dixon, Winters, McCarty, Wade
3. Pledge of Allegiance was recited and the Invocation offered by Mr. Nelson
4. Consider approving the minutes of 12 July 2016.
  - a. Motion by Juenemann; second by Thomas to approve the minutes of 12 July 2016.
    - i. Seven Ayes
5. Citizens Request for Public Hearing
  - a. No citizen addressed the Board
6. Finance Review
  - a. A review of the EEDC's current budget and finances were presented by Mr. Dixon
    - i. Sales Tax collection for May slightly dropped from previous years
  - b. A review of the EEDC FY 16-17 Budget was presented by Mr. Nelson
    - i. The budget was approved by the City Commission
7. GIS Imagery Update
  - a. Provides geographical information for economic development, and also as a tool for the city to work better as a staff
  - b. Need to purchase updated software in an amount not to exceed \$8,500
8. Project Serenity Update
  - a. Doherty Property
    - i. In the process of closing on this property
  - b. 201 NW Main
    - i. City Commission approved the purchase
    - ii. Safeway parking lot is being re-surfaced by the city, and a striping plan implemented
      1. Will provide an additional 140 parking spaces
9. Economic Development update

a. Industrial Development

i. Projects Update

1. Ennis Steel I, \$8.2 million, 25 jobs
  - a. Provided update
2. Ennis Steel II, \$2.9 million, 10 jobs
  - a. Provided update
3. Firebird (Sterilite), \$17 million, 40 jobs
  - a. Provided update
4. Viking (Cenveo), \$10 million, 40 jobs
  - a. Provided update
5. Stargazer (Leggett & Platt I), \$10 million, 40 jobs
  - a. Provided update
6. Stargazer (Leggett & Platt II), \$5 million, 15 jobs
  - a. Provided update
7. Project Grupo (Dalegip), \$10 million, 25 jobs
  - a. Provided update
8. Merryart, \$2.7 million, 20-30 jobs
  - a. Provided update

b. Downtown Development update

i. Project Visitors Center 2.0

1. The property (201 NW Main) is under contract
2. Architexas is the recommended architect on this project

ii. TIRZ #1 (Downtown)

1. City Commission approved the resolution declaring an intent to create the TIRZ
2. Legislative process will begin actually creating the TIRZ.
3. Will meet with Ellis County to discuss their participation.

iii. Downtown Master Plan Update

1. Minnie McDowal Park
  - a. Bid documents are now available
  - b. Construction will begin the 2<sup>nd</sup> or 3<sup>rd</sup> week of October
2. Downtown Infrastructure
  - a. Provided update

iv. Façade Grants (moved to 9.e. below)

c. Commercial / Retail Development update

i. Activity update

1. \$3.2 Million added (28 projects)

ii. New site profiles

1. Ten new site profiles were developed by Retail Coach and posted to the "Available Properties" tab on the EDC Web Site [www.ennistx.com](http://www.ennistx.com)

iii. TIRZ#2 (Sonoma Trails)

1. On August 1, 2016 the City Commission approved a Resolution for a contract with Petty & Associates to begin creating TIRZ#2
2. Boundary survey is in progress

d. Residential Development update

- i. Activity update was presented by Mr. Nelson

1. Single Family
  - a. Permits: 22
  - b. Value: \$5,362,842
  - c. Square Feet: 53,279
2. Multi-Family
  - a. Permits: 1
  - b. Units: 3
  - c. Value: \$192,000

e. Façade Grants:

- i. Directors Juenemann and Gaspy stated they served on the Board of Directors of the Ennis Public Theatre (113 N Dallas), had filed potential conflict of interest disclosures and left the room. Neither was present for discussion or action on the following façade grant applications.
- ii. Discuss and consider a façade grant for 113 N Dallas (Street) in an amount not to exceed \$7,500.00
  1. Project cost of \$43,000
- iii. Discuss and consider a façade grant for 113 N Dallas (Alley) in an amount not to exceed \$7,500.00
  1. Project cost of \$25,000

10. Actions:

- a. Consider approving a Façade Improvement Grant for 113 N Dallas (front) in an amount not to exceed \$7,500 and authorize the President to execute any and all documents required to complete the action. (EDC Budget line item "Façade Grants")
  - i. Motion by Thomas; second by Newsom to approve a façade grant for 113 N Dallas (Street) in an amount not to exceed \$7,500.
    1. Five Ayes
- b. Consider approving a Façade Improvement Grant for 113 N Dallas (side) in an amount not to exceed \$7,500 and authorize the President to execute any and all documents required to complete the action. (EDC Budget line item "Façade Grants")
  - i. Motion by Haupt; second by Abram to approve a façade grant for 113 N Dallas (Street) in an amount not to exceed \$7,500.
    1. Five Ayes
- c. After votes were taken for the façade grants, Juenemann & Gaspy returned into the room and re-joined the quorum.
- d. Consider approving up to \$8,500 to update the GIS platform with new imagery.
  - i. Motion by Thomas; second by Abram to approve up to \$8,500 to update the GIS platform with new imagery.
    1. Seven Ayes

11. Meeting adjourned at 4:57 Pm CST.



RUSSELL R. THOMAS

Secretary