

MINUTES
ENNIS ECONOMIC DEVELOPMENT CORPORATION
CITY COMMISSION CHAMBER
CITY HALL, 115 W. BROWN
TUESDAY, JANUARY 12, 2016
4:00 P.M.

1. Call to Order
2. Roll Call
 - a. Board Members Present: Abram, Glaspy, Haupt, Montgomery and Newsom
 - b. Members Absent: Jones and Thomas
 - c. Staff Present: Hatchel, Nelson, Acy-King and Welch
3. Pledge of Allegiance was recited and the Invocation offered by Mr. Nelson
4. Consider approving the minutes of 8 December 2015.
 - a. Motion by Mr. Abram; second by Mr. Haupt to approve the minutes as presented.
 - i. Five Ayes
5. Citizens Request for Public Hearing
 - a. No citizen addressed the Board
6. Finance Review
 - b. A review of the EEDC's current budget, finances and annual audit was presented by Mr. Welch and Mr. Nelson.
7. TxDOT Projects update was presented by Mr. Nelson.
 - a. Ennis Avenue expansion
 - i. Scheduled to begin mid 2016
 - b. Highway 287 by-pass expansion
 - i. Scheduled to begin late 2016/early 2017
8. Comprehensive Plan update was presented by Mr. Nelson
 - a. Potential Zoning Districts
 - i. Hwy 287 By-Pass
 - ii. Kaufman Development District
 - iii. Downtown Development District
 - iv. Bardwell Development District
 - b. Kaufman Development District update
9. New Market Tax Credits update was presented by Mr. Nelson.
 - a. Added as an incentive to new proposals
 - b. Ennis has one census tract classified as "distressed".
 - c. Ennis has one census tract classified as "severely distressed".
10. Economic Development update
 - a. Industrial Development
 - i. Project Firebird (Sterilite) update was presented by Mr. Nelson.
 1. Type A, Industrial/manufacturing project, potential for \$17 million capital investment and 40 new jobs.

- a. New facility is under construction
 - ii. Project Viking (Cenveo) update was presented by Mr. Nelson.
 - 1. Type A, Industrial/manufacturing (retention and expansion) project, potential for \$5 million capital investment and 40 new jobs.
 - a. Agreement and budget amendment is with the City Commission
 - iii. Project Stargazer (Leggett & Platt) update (phase 2)
 - 1. Type A, Industrial/manufacturing project, potential for \$5-10 million capital investment and 20 new jobs.
 - a. L&P is beginning the bid process to select a general contractor to construct the new build.
 - iv. Project Grupo (Dalegip) update
 - 1. Potential Type A, Industrial/manufacturing (new) project, potential for \$5-10 million capital investment and 20+ new jobs.
 - a. Land acquisition by Grupo is in process.
 - v. Project Polyguard update
 - 1. Potential Type A, Industrial/manufacturing (retention and expansion) project, potential for \$5-15 million capital investment and 40 new jobs.
 - a. Offer / Proposal is being considered by Polyguard.
 - vi. Project US Polyco update
 - 1. Potential Type A, Industrial/manufacturing (retention and expansion) project, potential for \$15 million capital investment and 20 new jobs.
 - a. Offer / Proposal is being considered by US Polyco
 - b. Site visit is scheduled in February.
 - vii. Project Ennis Steel update
 - 1. Potential Type A, Industrial/manufacturing (new corporate HQ) project, potential for \$1.8 million capital investment.
 - a. Site plans are being reviewed.
- b. Downtown Development
- i. Downtown master plan update was presented by Mr. Nelson
 - 1. DMP is going to the City Commission for consideration on Feb 15 and Mar 7.
 - ii. Downtown Tax Increment Reinvestment Zone (TIRZ) update was presented by Mr. Nelson.
 - 1. TIRZ contract and budget amendment is going to the City Commission for consideration on Feb 1 and Feb 15.
 - iii. Historic preservation grants update was presented by Mr. Nelson.
 - 1. HP Grant close-out for 117 N. Dallas for \$15,290.00
 - a. Grant has been reconciled and is ready for payment.
 - iv. Main Street program update
 - 1. The Main Street Coordinator was not present to provide an update of events and activities.

c. Commercial Development

- i. Permitted total: \$6,398,102.90 (18 projects)
- ii. Planning total: \$1,760,000.00 (5 projects)
- iii. TOTAL: \$8,158,102.29

d. Retail Development

- i. Storage Warz grant request update.
 - 1. Storage Warz was able to finance the project without EDC assistance and has withdrawn the funding support request.
- ii. Project Retail
 - 1. Potential Type B project to promote retail development in the City by active recruiting and marketing. Annual expenditures not to exceed \$25,000.
 - 2. Directors requested a report from the Retail Coach outlining their recruiting efforts.

e. Public Development

- i. CCPD Grant request update.
 - 1. CCPD Grant request was rejected by the City Commission

11. Actions:

- a. A public hearing to consider approving Project Retail and authorizing a budget amendment in an amount of \$25,000 to fund the project pursuant to the City Commission approving a budget amendment to fund the project was opened, no public comment and was closed.
 - i. Motion to close the public hearing by Mr. Haupt; second by Mr. Abram
 - 1. Five Ayes
 - ii. Motion by Mr. Newsom; second by Mr. Abram to approve Project Retail and authorize a budget amendment in an amount of \$25,000 to fund the project pursuant to the City Commission approving a budget amendment to fund the project. (EDC fund balance)
 - 1. Five Ayes
- b. Consider approving the close-out and payment of an Historic Preservation Grant for 117 N. Dallas in an amount of \$15,290.00.
 - i. Motion by Mr. Newsom; second by Ms. Glaspy to approve the close-out and payment of an Historic Preservation Grant for 117 N. Dallas in an amount of \$15,290.00. (EDC budget line item "Historic Preservation Grants")
 - 1. Five Ayes

12. Meeting adjourned at 5:05 Pm CST.


RUSSELL R. THOMAS
Secretary

MWN