

**MINUTES**  
**ENNIS ECONOMIC DEVELOPMENT CORPORATION**  
**CITY COMMISSION CHAMBER**  
**CITY HALL, 115 W. BROWN**  
**TUESDAY, OCTOBER 13, 2015**  
**4:00 P.M.**

1. Call to Order:
2. Roll Call:
  - a. Board Members Present: Abram, Haupt, Montgomery and Thomas
  - b. Members Absent: Glaspy, Jones and Newsom
  - c. Staff Present: Hatchel, Nelson, Acy-King, Welch and McCarty
3. Pledge of allegiance was recited
4. Invocation was offered by Mr. Nelson
5. Consider approving the minutes of 15 September 2015
  - a. Motion by Mr. Thomas; second by Mr. Haupt to approve the minutes as presented.
  - b. Four Ayes
6. Citizens Request for Public Hearing
  - a. No citizen addressed the Board
7. Finance Review
  - a. A review of the EEDC's current budget and finances was presented by Mr. Welch.
8. 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.
      2. Project Firebird was reviewed in terms of the Texas Capital Fund Grant
    - ii. Project Stargazer (Leggett & Platt) update
      1. Type A, Industrial/manufacturing project, potential for \$14 million capital investment and 60 new jobs.
      2. Project Stargazer was reviewed in terms of the Tax Abatement Agreement
  - b. Downtown Development
    - i. Downtown master plan update
      1. The preliminary framework plan was presented for discussion.
      2. The plan depicts Downtown as being a north south axis with Dallas Street as the means to connect a north and south plaza.
    - ii. Façade improvement grants for consideration
      1. 210 W. Brown in an amount of \$3,500 was reviewed.
      2. 212 W. Brown (front) in an amount of \$2,862 was reviewed.
      3. 212 W. Brown (rear) in an amount of \$1,850 was reviewed.
      4. 200 W. Knox in an amount of \$7,500 was reviewed.

- 5. 120 N. Dallas in an amount of \$7,500 was reviewed.
- 6. 116 N. Dallas in an amount of 7,500 was reviewed.

iii. Main Street Program update

1. The Main Street Coordinator provided an update of current events and activities.

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|--|----------|
| a. FanFest (Texas Motorplex)                     | Oct 4th  |
| b. Fall Festival                                 | Oct 17th |
| c. First Lady Visit                              | Oct 20th |
| d. Farmers Market Finale                         | Oct 31st |
| e. Texas Downtown Association (Evening of Polka) | Nov 5th  |

c. Commercial Development

- i. Permitted total: \$2,011,297 (7 projects)
- ii. Planning total: \$1,190,579 (4 projects)
- iii. TOTAL: \$3,201,876

d. Retail Development

- i. International Conference of Shopping Centers was discussed in terms of gathering contact information for retailers for which Ennis meets the site selection criteria.

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 4:26Pm.
- b. Executive Session authorized by the Texas Open Meetings Act, Texas Local Government Code Annotated, Chapter 551.087, Economic Development Deliberations and Chapter 551.072, Real Estate for:
  - i. Project Firebird, a Type A, industrial / manufacturing project, potential for \$17 million capital investment and 40 new jobs.
  - ii. Project Viking, a Type A, industrial / manufacturing project, potential for \$5 million capital investment and 60 new jobs.
  - iii. Project Liberty 100 a Type A industrial / manufacturing project, potential of \$200 million and 800 new jobs.
  - iv. Land sale agreement with Polyguard Products.

c. Mr. Montgomery read the announcement from the Certified Agenda regarding the completion of the Executive Session.

d. Following the Executive Session, the Board reconvened in Open Meeting at 5:10Pm

10. Reconvene into Open Session

11. Actions:

- a. A public hearing concerning a Type B project called "Lights of Ennis" and expenditures not to exceed \$30,000 as approved by the City Commission as a line item in the EEDC FY 2015-2016 budget was opened at 5:16 Pm, no public comment, the hearing closed at 5:17 Pm.
  - i. Motion to close the public hearing by Mr. Haupt; second by Mr. Abram.
    - 1. Four Ayes
  - ii. Motion by Mr. Haupt; second by Mr. Thomas to approve the Type B project called "Lights of Ennis" and expenditures not to exceed \$30,000 as approved by the City Commission as a line item in the EEDC FY 2015-2016.
    - 1. Four Ayes
  
- b. A public hearing concerning a Type B project called "Farmers Market" and expenditures not to exceed \$25,000 as approved by the City Commission as a line item in the EEDC FY 2015-2016 budget was opened at 5:17 Pm, no public comment, the hearing closed at 5:18 Pm.
  - i. Motion to close the public hearing by Mr. Abram; second by Mr. Haupt.
    - 1. Four Ayes
  - ii. Motion by Mr. Haupt; second by Mr. Abram to approve the Type B project called "Farmers Market" and expenditures not to exceed \$25,000 as approved by the City Commission as a line item in the EEDC FY 2015-2016 budget.
    - 1. Four Ayes
  
- c. A public hearing concerning a Type B project called "Downtown Façade Grant Program" and expenditures not to exceed \$100,000 as approved by the City Commission as a line item in the EEDC FY 2015-2016 budget was opened at 5:18 Pm, no public comment, the hearing closed at 5:19 Pm.
  - i. Motion to close the public hearing by Mr. Haupt; second by Mr. Abram.
    - 1. Four Ayes
  - ii. Motion by Mr. Haupt; second by Mr. Abram to approve a Type B project called "Downtown Façade Grant Program" and expenditures not to exceed \$100,000 as approved by the City Commission as a line item in the EEDC FY 2015-2016 budget.
    - 1. Four Ayes
  
- d. A public hearing concerning a Type B project called "Kaufman Façade Grant Program" and expenditures not to exceed \$50,000 as approved by the City Commission as a line item in the EEDC FY 2015-2016 budget was opened at 5:19 Pm, no public comment, the hearing closed at 5:20 Pm.
  - i. Motion to close the public hearing by Mr. Haupt; second by Mr. Thomas.
    - 1. Four Ayes
  - ii. Motion by Mr. Thomas; second by Mr. Abram to approve a Type B project called "Kaufman Façade Grant Program" and expenditures not to exceed \$50,000 as approved by the City Commission as a line item in the EEDC FY 2015-2016 budget.
    - 1. Four Ayes
  
- e. A public hearing concerning a Type B project called "Downtown Revitalization – Main Street Program) and expenditures not to exceed \$50,000 as approved by the City Commission as a line item in the EEDC FY 2015-2016 budget was opened at 5:20 Pm, no public comment, the hearing closed at 5:21 Pm.
  - i. Motion to close the public hearing by Mr. Abram; second by Mr. Thomas.
    - 1. Four Ayes
  - ii. Motion by Mr. Thomas; second by Mr. Haupt to approve a Type B project called "Downtown Revitalization – Main Street Program" and expenditures not to exceed

\$50,000 as approved by the City Commission as a line item in the EEDC FY 2015-2016 budget.

1. Four Ayes

- f. A public hearing concerning a Type B project called "Historic Preservation Grant Program" and expenditures not to exceed \$1,000,000 as approved by the City Commission as a line item in the EEDC FY 2015-2016 budget was opened at 5:21 Pm, no public comment, the hearing closed at 5:22 Pm.
  - i. Motion to close the public hearing by Mr. Haupt; second by Mr. Abram.
    - 1. Four Ayes
  - ii. Motion by Mr. Abram; second by Mr. Haupt to approve a Type B project called "Historic Preservation Grant Program" and expenditures not to exceed \$1,000,000 as approved by the City Commission as a line item in the EEDC FY 2015-2016 budget.
    - 1. Four Ayes
- g. Consider approving a downtown façade improvement grant for 210 W. Brown in an amount of \$3,500.
  - i. Motion by Mr. Thomas; second by Mr. Abram to approve a façade improvement grant for 210 W. Brown in an amount of \$3,500.
- h. Consider approving a downtown façade improvement grant for 212 W. Brown (front) in an amount of \$2,862.
  - i. Motion by Mr. Thomas; second by Mr. Haupt to approve a façade improvement grant for 212 W. Brown (front) in an amount of \$2,862.
- i. Consider approving a downtown façade improvement grant for 212 W. Brown (rear) in an amount of \$1,850.
  - i. Motion by Mr. Thomas; second by Mr. Abram to approve a façade improvement grant for 212 W. Brown (rear) in an amount of \$1,850.
- j. Consider approving a downtown façade improvement grant for 200 W. Knox in an amount of \$7,500
  - i. No action taken – tabled (lack of quorum)
- k. Consider approving a downtown façade improvement grant for 120 N. Dallas in an amount of \$7,500.
  - i. Motion by Mr. Abram; second by Mr. Haupt to approve a façade improvement grant for 120 N. Dallas in an amount of \$7,500.
- l. Consider approving a downtown façade improvement grant for 116 N. Dallas in an amount of 7,500.
  - i. Motion by Mr. Haupt; second by Mr. Abram to approve a façade improvement grant for 116 N. Dallas in an amount of \$7,500.
- m. Consider approving and authorizing the President to enter into an Economic Development Agreement with Project Firebird (Sterilite) in an amount not to exceed \$250,000 pursuant to the City Commission approving a budget amendment to fund the grant. Grant funds will be used for costs directly associated with developing the site, constructing and installing the infrastructure (water, sewer, drainage and road improvements)

- i. Motion by Mr. Thomas; second by Mr. Abram to authorize the President to enter into an Economic Development Agreement with Project Firebird (Sterilite) in an amount not to exceed \$250,000 pursuant to the City Commission approving a budget amendment to fund the grant. Grant funds will be used for costs directly associated with developing the site, constructing and installing the infrastructure (water, sewer, drainage and road improvements)

12. Meeting adjourned at 5:23 Pm CST.



RUSSELL R. THOMAS  
Secretary

MWN