

MINUTES
ENNIS ECONOMIC DEVELOPMENT CORPORATION
CITY COMMISSION CHAMBER
CITY HALL, 115 W. BROWN
TUESDAY, NOVEMBER 10, 2015
4:00 P.M.

1. Call to Order:
2. Roll Call:
 - a. Board Members Present: Glaspy, Haupt, Jones, Newsom, Montgomery and Thomas
 - b. Members Absent: Abram
 - 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 13 October 2015
 - a. Motion by Mr. Haupt; second by Mr. Jones to approve the minutes as presented.
 - b. Six 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 verbally by Mr. Welch.
 - b. President Montgomery requested a hard copy report be available at future meetings.
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 next steps, which are the Texas Capital Fund Grant agreements, Annexation and Zoning.
 - ii. Project Stargazer (Leggett & Platt) update was presented by Mr. Nelson
 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 phase I actions being complete.
 - iii. Project Grupo introduction and update was presented by Mr. Nelson
 1. Type A, Industrial/manufacturing project, potential for \$5-10 million capital investment and 20-30 new jobs.
 2. Project Grupo was reviewed in terms of its potential, location and likely incentives request. (public infrastructure)
 - b. Downtown Development
 - i. Downtown master plan update
 1. The framework plan and catalyst projects were presented for discussion.

- ii. Historic Preservation Grants that were considered
 - 1. 113 W. Knox in an amount of \$33,605.33
 - 2. 101 SW. Main in an amount of \$66,723.36
 - 3. 103 SW. Main in an amount of \$115,296.94
 - 4. 105 W. Ennis in an amount of \$69,214.64
 - 5. 107-109 W. Ennis in an amount of \$179,828.66
 - 6. 110 W. Ennis in an amount of \$138,556
 - 7. 114 W. Knox in an amount of \$102,252.48
 - 8. 116 W. Knox in an amount of \$177,539.78
 - 9. 115 S. Dallas in an amount of \$143,940.06
 - 10. 112 W. Brown in an amount of \$210,853.28
 - 11. Mayor Thomas stated he has a financial interest in the next property being considered for a historic preservation grant, has filed the necessary disclosure affidavit and steps out of the room.
 - 12. 200 W. Knox in an amount of \$109,102.07
 - 13. Mayor Thomas returns to the room after discussion about the grant request for 200 W. Knox is complete.

- iii. Main Street Program update

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

- c. Commercial Development update

- i. Activities report was not available

- d. Retail Development update

- i. 80 Acre Site
 - ii. Westgate
 - iii. Updating Retail Trade Area data
 - iv. International Conference of Shopping Centers (ICSC)

- 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 4:10Pm.

- 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. Discussed economic development negotiations with Polyguard Products, a Type A, industrial / manufacturing project, potential for \$20 million new capital investment and 40 new jobs.
 - ii. Discussed economic development negotiations for Project Viking, a Type A, industrial / manufacturing project, potential for \$5 million capital investment and 60 new jobs.

- 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 5:03Pm

10. Actions:

- a. A public hearing concerning a Type B project, a Historic Preservation Grant for 113 W. Knox with expenditures not to exceed \$33,605.33 to be funded by EDC budget line item "Historic Preservation Grants" was opened at 5:03 Pm, no public comment, the hearing closed at 5:04 Pm.
 - i. Motion to close the public hearing by Mr. Haupt; second by Mr. Newsom.
 - 1. Six Ayes
 - ii. Motion by Mr. Jones; second by Mr. Haupt to approve the Type B project, a Historic Preservation Grant for 113 W. Knox with expenditures not to exceed \$33,605.33 to be funded by EDC budget line item "Historic Preservation Grants"
 - 1. Six Ayes
- b. A public hearing concerning a Type B project, a Historic Preservation Grant for 101 SW Main with expenditures not to exceed \$66,723.36 to be funded by EDC budget line item "Historic Preservation Grants" was opened at 5:04 Pm, no public comment, the hearing closed at 5:05 Pm.
 - i. Motion to close the public hearing by Mr. Haupt; second by Ms. Glaspy.
 - 1. Six Ayes
 - ii. Motion by Mr. Haupt; second by Mr. Thomas to approve the Type B project, a Historic Preservation Grant for 101 SW Main with expenditures not to exceed \$66,723.36 to be funded by EDC budget line item "Historic Preservation Grants"
 - 1. Six Ayes
- c. A public hearing concerning a Type B project, a Historic Preservation Grant for 103 SW Main with expenditures not to exceed \$115,296.94 to be funded by EDC budget line item "Historic Preservation Grants" was opened at 5:05 Pm, no public comment, the hearing closed at 5:06 Pm.
 - i. Motion to close the public hearing by Mr. Newsom; second by Mr. Haupt.
 - 1. Six Ayes
 - ii. Motion by Mr. Thomas; second by Mr. Haupt to approve the Type B project, a Historic Preservation Grant for 103 SW Main with expenditures not to exceed \$115,296.94 to be funded by EDC budget line item "Historic Preservation Grants"
 - 1. Six Ayes
- d. A public hearing concerning a Type B project, a Historic Preservation Grant for 105 W Ennis Ave with expenditures not to exceed \$69,214.64 to be funded by EDC budget line item "Historic Preservation Grants" was opened at 5:06 Pm, no public comment, the hearing closed at 5:07 Pm.
 - i. Motion to close the public hearing by Mr. Jones; second by Mr. Haupt.
 - 1. Six Ayes
 - ii. Motion by Ms. Glaspy; second by Mr. Haupt to approve the Type B project, a Historic Preservation Grant for 105 W Ennis Ave with expenditures not to exceed \$69,214.64 to be funded by EDC budget line item "Historic Preservation Grants"
 - 1. Six Ayes

- e. A public hearing concerning a Type B project, a Historic Preservation Grant for 1067-109 W Ennis Ave with expenditures not to exceed \$179,828.66 to be funded by EDC budget line item "Historic Preservation Grants" was opened at 5:07 Pm, no public comment, the hearing closed at 5:08 Pm.
 - i. Motion to close the public hearing by Mr. Haupt; second by Mr. Jones.
 - 1. Six Ayes
 - ii. Motion by Mr. Haupt; second by Mr. Newsom to approve the Type B project, a Historic Preservation Grant for 107-109 W Ennis Ave with expenditures not to exceed \$179,828.66 to be funded by EDC budget line item "Historic Preservation Grants"
 - 1. Six Ayes
- f. A public hearing concerning a Type B project, a Historic Preservation Grant for 110 W Ennis Ave with expenditures not to exceed \$138,566.00 to be funded by EDC budget line item "Historic Preservation Grants" was opened at 5:08 Pm, no public comment, the hearing closed at 5:09 Pm.
 - i. Motion to close the public hearing by Mr. Thomas; second by Mr. Haupt.
 - 1. Six Ayes
 - ii. Motion by Mr. Jones; second by Ms. Glaspy to approve the Type B project, a Historic Preservation Grant for 110 W Ennis Ave with expenditures not to exceed \$138,566.00 to be funded by EDC budget line item "Historic Preservation Grants"
 - 1. Six Ayes
- g. A public hearing concerning a Type B project, a Historic Preservation Grant for 114 W Knox with expenditures not to exceed \$102,252.48 to be funded by EDC budget line item "Historic Preservation Grants" was opened at 5:09 Pm, no public comment, the hearing closed at 5:10 Pm.
 - i. Motion to close the public hearing by Mr. Newsom; second by Mr. Jones.
 - 1. Six Ayes
 - ii. Motion by Mr. Newsom; second by Ms. Glaspy to approve the Type B project, a Historic Preservation Grant for 114 W Knox with expenditures not to exceed \$102,252.48 to be funded by EDC budget line item "Historic Preservation Grants"
 - 1. Six Ayes
- h. A public hearing concerning a Type B project, a Historic Preservation Grant for 116 W Knox with expenditures not to exceed \$177,539.78 to be funded by EDC budget line item "Historic Preservation Grants" was opened at 5:10 Pm, no public comment, the hearing closed at 5:11 Pm.
 - i. Motion to close the public hearing by Mr. Haupt; second by Mr. Thomas.
 - 1. Six Ayes
 - ii. Motion by Mr. Thomas; second by Mr. Jones to approve the Type B project, a Historic Preservation Grant for 116 W Knox with expenditures not to exceed \$177,539.78 to be funded by EDC budget line item "Historic Preservation Grants"
 - 1. Six Ayes
- i. A public hearing concerning a Type B project, a Historic Preservation Grant for 115 S Dallas with expenditures not to exceed \$143,940.06 to be funded by EDC budget line item "Historic Preservation Grants" was opened at 5:11 Pm, no public comment, the hearing closed at 5:12 Pm.
 - i. Motion to close the public hearing by Mr. Newsom; second by Mr. Haupt.
 - 1. Six Ayes

- ii. Motion by Mr. Jones; second by Mr. Haupt to approve the Type B project, a Historic Preservation Grant for 115 S Dallas with expenditures not to exceed \$143,940.06 to be funded by EDC budget line item "Historic Preservation Grants"
 - 1. Six Ayes
- j. A public hearing concerning a Type B project, a Historic Preservation Grant for 112 W Brown with expenditures not to exceed \$210,853.28 to be funded by EDC budget line item "Historic Preservation Grants" was opened at 5:12 Pm, no public comment, the hearing closed at 5:13 Pm.
 - i. Motion to close the public hearing by Mr. Newsom; second by Mr. Haupt.
 - 1. Six Ayes
 - ii. Motion by Mr. Thomas; second by Mr. Newsom to approve the Type B project, a Historic Preservation Grant for 112 W Brown with expenditures not to exceed \$210,853.28 to be funded by EDC budget line item "Historic Preservation Grants"
 - 1. Six Ayes
- k. Mayor Thomas states he has a financial interest in the next property being considered for a historic preservation grant, has filed the necessary disclosure affidavit and steps out of the room.
- l. A public hearing concerning a Type B project, a Historic Preservation Grant for 200 W Knox with expenditures not to exceed \$109,102.07 to be funded by EDC budget line item "Historic Preservation Grants" was opened at 5:13 Pm, no public comment, the hearing closed at 5:14 Pm.
 - i. Motion to close the public hearing by Mr. Haupt; second by Mr. Newsom.
 - 1. Six Ayes
 - ii. Motion by Mr. Haupt; second by Mr. Newsom to approve the Type B project, a Historic Preservation Grant for 200 W Knox with expenditures not to exceed \$109,102.07 to be funded by EDC budget line item "Historic Preservation Grants"
 - 1. Six Ayes
- m. Mayor Thomas returned to the room after the vote was taken.

11. Meeting adjourned at 5:15 Pm CST.



RUSSELL R. THOMAS
Secretary

MWN