

MINUTES
ENNIS ECONOMIC DEVELOPMENT CORPORATION
CITY COMMISSION CHAMBER
CITY HALL, 115 W. BROWN
TUESDAY, DECEMBER 8, 2015
4:00 P.M.

1. Call to Order:
2. Roll Call:
 - a. Board Members Present: Abram, Glaspy, Haupt, Jones, Newsom, Montgomery and Thomas
 - b. Members Absent:
 - 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 10 November 2015
 - a. Motion by Mr. Newsom; second by Ms. Glaspy to approve the minutes as presented.
 - i. Seven 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. Comprehensive Plan Update
 - a. The Plan was reviewed in terms of the three focus areas, Downtown, Kaufman and Lake Bardwell.
9. 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 Annexation and Zoning.
 - ii. Project Viking (Cenveo) update was presented by Mr. Nelson
 1. Type A, Industrial/manufacturing project (retention and expansion) project, potential for \$5 million capital investment and 40 new jobs.
 2. Project Viking was reviewed in terms of the next steps, which are completion of the Economic Development Agreement and approval of a budget amendment to fund the proposed grant.
 - b. Downtown Development
 - i. Downtown master plan update
 1. The Plan was reviewed in terms of phase three check-in. Focus on the four renderings. Ennis Avenue, Dallas Street, North Plaza and South Plaza.
 - ii. Historic Preservation Grants update


1. The current HP Grants were reviewed.
- iii. Façade improvement grant for consideration
 1. Mayor Thomas stated he has a financial interest in 200 W. Knox being considered for a façade improvement grant, has filed the necessary disclosure affidavit and stepped out of the room.
 2. 200 W. Knox in an amount of \$7,500.00
 3. Mayor Thomas returns to the room after discussion about the grant request for 200 W. Knox is complete.
- iv. Texas Capital Fund grant (lake properties) update
 1. A review of this potential infrastructure upgrade project was presented.
- v. Downtown TIRZ update
 1. The feasibility study was reviewed and a proposal made relevant to a phase II professional services contract for Petty & Associates.
- vi. Main Street Program update
 1. The need for Design Guidelines requested by the Main Street Board was reviewed.
 2. The Main Street Coordinator provided an update of current events and activities.
- c. Commercial Development update,
 - i. Permitted total: \$6,585,200 (17 projects)
 - ii. Planning total: \$1,370,000 (2 projects)
 - iii. TOTAL: \$7,955,200
- d. Retail Development update
 - i. Presentation by Jimmy Stephens requesting assistance to complete the development of Storage Warz.
 - ii. Mr. Stephens made a presentation asking the Directors to consider financial assistance to defray the cost of necessary infrastructure improvements for 1500 Jack McKay Blvd.
 - iii. President Montgomery advised Mr. Stephens the EDC had not supported this type of request previously but would none the less give the request due consideration.
- e. Public Development update
 - i. A written request for assistance received from the President of the Crime Prevention Control District for a \$150,000 grant to help develop a new public safety / police facility was considered by the Directors.

10. Actions:

- a. A public hearing to consider approving Project Viking, authorizing the President to enter into an economic development agreement with Project Viking and authorizing a budget amendment in an amount not to exceed \$225,000 pursuant to the City Commission approving a budget amendment to fund the grant was opened, no public comment and was closed.
 - i. Motion to close the public hearing by Mr. Jones; second by Mr. Haupt.
 1. Seven Ayes
 - ii. Motion by Mr. Haupt; second by Mr. Newsom to approve Project Viking, authorizing the President to enter into an economic development agreement with Project Viking and authorizing a budget amendment in an amount not to exceed \$225,000 pursuant to the City Commission approving a budget amendment to fund the grant. (EDC fund balance)
 1. Seven Ayes

- b. Mayor Thomas stated he has a financial interest in the property being considered for a façade improvement grant, has filed the necessary disclosure affidavit and left the room.
- c. Consider approving a façade improvement grant for 200 W. Knox in an amount of \$7,500.
 - i. Motion by Ms. Glaspy; second by Mr. Jones to approve a façade improvement grant for 200 W. Knox in an amount of \$7,500 (EDC budget line item “Façade Improvement Grants”)
 - 1. Seven Ayes
- d. Mayor Thomas returned to the room after the vote was taken.
- e. Consider authorizing the President to enter into a professional services contract with Petty & Associates to complete the tasks required to create a Tax Increment Reinvestment Zone (TIRZ) in an amount not to exceed \$35,000.
 - i. Motion by Mr. Newsom; second by Mr. Abram to approve a professional services contract with Petty & Associates to complete the tasks required to create a Tax Increment Reinvestment Zone (TIRZ) in an amount not to exceed \$35,000 pursuant to the City Commission approving a budget amendment to fund the contract. (EDC fund balance)
 - 1. Seven Ayes
- f. A public hearing to consider approving a grant requested by the CCPD Board for the development of a public safety / police facility and authorizing a budget amendment in an amount of \$150,000 to fund the grant was opened, no public comment and was closed.
 - i. Motion to close the public hearing by Mr. Jones; second by Mr. Abram.
 - 1. Seven Ayes
 - ii. Motion by Mr. Haupt; second by Ms. Glaspy to approve a grant requested by the CCPD Board for the development of a public safety / police facility and authorizing a budget amendment in an amount of \$150,000 to fund the grant pursuant to the City Commission approving a budget amendment to fund the grant. (EDC fund balance)
 - 1. Seven Ayes

11. Meeting adjourned at 5:16 Pm CST.


RUSSELL R. THOMAS
Secretary

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