

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

1. Call to Order
2. Roll Call
  - a. Board Members Present: Abram, Glaspy, Haupt, Jones, Montgomery and Thomas
  - b. Members Absent: Newsom
  - c. Staff Present: Dixon, Nelson, Wade and Welch
3. Pledge of Allegiance was recited and the Invocation offered by Mr. Nelson
4. Consider approving the minutes of 12 January 2016.
  - a. Motion by Mr. Jones; second by Ms. Glaspy to approve the minutes as presented.
    - i. Six 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.
  - c. The annual audit is nearly complete and should be ready for the March meeting.
7. Partial Lien Release
  - a. TxDOT By-Pass project requires a partial lien release on a 1.1743 acre tract.
  - b. This small tract of land was part of the Sterilite land grant and is encumbered with a lien. The EDC must release the lien to allow Sterilite to transfer the parcel to TxDOT for the highway 287 expansion project.
8. Economic Development update
  - a. Industrial Development
    - i. Mayor Thomas stated he has a potential conflict of interest with the next two agenda items, Project Schirm USA and a façade grant for 200 W. Knox, has filed the necessary disclosure affidavit and stepped out of the room.
    - ii. Director Jones stated he has a potential conflict of interest with Project Schirm USA, has filed the necessary disclosure affidavit and stepped out of the room.
    - iii. Project Schirm USA
      1. Type A, Industrial/manufacturing expansion project, potential for \$1.5 million capital investment.
      2. Project involves the sale of an approximately 4.5 acre tract of land to Schirm USA for the purpose of an industrial expansion. Sell price is set at \$74,540.00.
    - iv. Director Jones returns to the room after discussion about Project Schirm USA is complete.
  - b. Downtown Development
    - i. Façade grants update

1. Façade grant close-out for 200 W. Knox for \$7,500.00
  2. Mayor Thomas returns to the room after discussion about a faced grant for 200 W. Knox is complete.
  3. Façade grant approval for 117 N. Dallas for \$7,500.00
- c. Commercial Development
- i. Permitted total: \$6,398,102.90 (18 projects)
  - ii. Planning total: \$1,760,000.00 (5 projects)
  - iii. TOTAL: \$8,158,102.90
- d. Retail Development
- i. Project Retail update
    1. Project retail provides \$25,000 to fund retail recruiting activities.

9. Actions:

- a. Mayor Thomas stated he has a potential conflict of interest with Project Schirm USA and a façade grant for 200 W. Knox, has filed the necessary disclosure affidavit and stepped out of the room.
- b. Director Jones stated he has a potential conflict of interest with Project Schirm USA, has filed the necessary disclosure affidavit and stepped out of the room.
- c. A public hearing to consider approving Project Schirm USA and authorizing the president to enter into an economic development agreement and certificate of resolution authorizing the sale of a certain parcel of land located on Oak Grove Road to Schirm USA in an amount of \$74,540.00 for the purpose of constructing a new building and expanding operations was opened, no public comment and was closed.
  - i. Motion to close the public hearing by Ms. Glaspy; second by Mr. Haupt.
    1. Four Ayes (quorum)
  - ii. Motion by Ms. Glaspy; second by Mr. Haupt to approve Project Schirm USA, and authorize the president to enter into an economic development agreement and certificate of resolution authorizing the sale of a certain parcel of land located on Oak Grove Road to Schirm USA in an amount of \$74,540.00 for the purpose of constructing a new building and expanding operations.
    1. Four Ayes (quorum)
- d. Director Jones returns to the room after the public hearing, discussion and voting about Project Schirm USA is complete.
- e. Consider approving the close-out and payment of a façade grant for 200 W. Knox in an amount of \$7,500.00.
  - i. Motion by Ms. Glaspy; second by Mr. Abram to approve the close-out and payment of a façade grant for 200 W Knox in an amount of \$7,500.00 (EDC budget line item "Façade Grants")
    1. Five Ayes
- f. Mayor Thomas returns to the room after the public hearing, discussion and voting about Project Schirm USA and the façade grant for 200 W Knox is complete.

- g. Consider approving a partial lien release on a 1.1743 acre tract of land required by TxDOT for the Hwy 287 by-pass project and authorizing the President to execute any and all documents necessary to complete the action.
  - i. Motion by Mr. Haupt; second by Mr. Abram to approve a partial lien release on a 1.1743 acre tract of land required by TxDOT for the Hwy 287 by-pass project and authorizing the President to execute any and all documents necessary to complete the action.
    - 1. Six Ayes
- h. Consider approving a façade grant for 117 N. Dallas in an amount not to exceed \$7,500.00.
  - i. Motion by Mr. Thomas; second by Mr. Haupt to approve a façade grant for 117 N. Dallas in an amount not to exceed \$7,500.00 (EDC budget line item "Façade Grants")
    - 1. Six Ayes

10. Meeting adjourned at 4:35 Pm CST.



RUSSELL R. THOMAS  
Secretary

MWN