

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

1. Call to Order (4:00)
2. Roll Call
 - a. Board Members Present: Glaspy, Jones, Montgomery and Newsom
 - b. Members Absent: Abram, Haupt and Thomas
 - c. Staff Present: Dixon, Nelson, Welch and Liska
3. Pledge of Allegiance was recited and the Invocation offered by Mr. Nelson
4. Consider approving the minutes of 8 March 2016.
 - a. Motion by Ms. Glaspy; second by Mr. Jones to approve the minutes as presented.
 - i. Four 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 and finances was presented by Mr. Welch and Mr. Nelson.
7. Staffing review
 - c. A staffing review was conducted by Mr. Nelson about two new positions for a newly created economic development team. The Directors discussed the administrative funds transfer and the need to increase the transfer amount to reimburse the City.
 - i. Executive Assistant
 - ii. Marketing and communications specialist
8. Comprehensive Plan update
 - d. Lake Bardwell park improvements update.
 - i. Staff is discussing park improvements with USACE for Little Mustang Creek Park and Meadow View Park.
 - e. IOOF park improvements update
 - i. Staff is discussing the possibility of the EDC participating in some form to improve the equipment at this park. The issue is the park is not owned by the City. Before improvements can be made the issue of ownership or some sort of lease must be executed.
 - f. Zoning update
 - i. Staff is coordinating with MESA and KSA to present educational seminars for the Planning & Zoning Commissioners and other interested persons.
9. Development Opportunities update
 - a. Staff developed a packet of development opportunities and is circulating the packet to realtors and potential investors.
10. Public Improvement Districts (PIDs)

- a. Staff is discussing the possibility of using PIDs as a method to encourage residential subdivision development.

11. TxDOT Projects update

- a. Staff is discussing several projects with TxDOT.
 - i. Ennis Ave: widening
 - ii. Ennis Ave: off-system (8 blocks)
 - iii. Hwy 1183: off-system (10 blocks)
 - iv. Hwy 287: by-pass

12. Economic Development update

a. Industrial Development

i. Projects Update

1. Dakota Drilling, \$1.5 million, 15 jobs
 - a. The project is nearing completion and has already met the jobs commitment.
2. Ennis Steel I, \$8.2 million, 25 jobs
 - a. The project is underway with new equipment being installed.
3. Firebird (Sterilite), \$17 million, 40 jobs
 - a. The project is underway with significant construction is occurring. Project completion is scheduled for mid July 2016.
4. Viking (Cenveo), \$10 million, 40 jobs
 - a. The project is underway with new environmental control units being installed and internal infrastructure being prepared for new equipment.
5. Stargazer (Leggett & Platt I), \$10 million, 40 jobs
 - a. The project is underway with new manufacturing equipment being installed.
6. Stargazer (Leggett & Platt II), \$5 million, 15 jobs
 - a. The project is in the engineering and regulatory stage (zoning)
7. Project Grupo (Dalegip), \$10 million, 25 jobs
 - a. The project is underway with the land under non-refundable contract. Closing is waiting for a TCEQ letter confirming a site permit.
8. US Polyco, \$15 million, 20 jobs
 - a. The project is in the planning and evaluation stage.
9. Ennis Steel II, \$2.9 million, 10 jobs
 - a. The project is underway with Ennis Steel requesting a targeted infrastructure grant.
10. Schirm USA, land sale, 4.5 acres, \$74,540.00
 - a. The project is waiting for final approval from Schirm corporate.
11. Firebird II (Sterilite), \$17 million, 40 jobs
 - a. The project is waiting completion of the phase I building.
12. Novelinks (Merryart), \$2.7 million, 20-30 jobs
 - a. Has requested a targeted infrastructure grant request

b. Downtown Development

i. Alcoholic Beverage Establishments was reviewed

1. The Ordinance allowing private clubs to be established in the downtown is going to Planning and Zoning and then to the City Commission.

2. The Specific Use Permit application from Finn MacCool's is going to Planning and Zoning and then to the City Commission.
- ii. Downtown Master Plan update
 1. Phase II Contract (Project Lionheart)
 - a. Contract is signed and being actively worked by MESA.
 2. Minnie McDowell Park update
 - a. Conceptual site plans are complete and being presented to various boards for public comment.
 3. Grade Separated Crossing update
 - a. Is being discussed with both TxDOT and UP.
 4. North Plaza update
 - a. Consultations and negotiations continue with a potential investor / partner.
- iii. Downtown TIRZ update
 1. Staff presented an update as to the:
 - a. Boundary survey will be conducted in May
 - b. Projects plan should be completed by MESA in May and will go to Petty and Associates for incorporation into the TIRZ program.
- iv. Downtown Events update
 1. Staff presented an update for the events listed below.
 - a. Bluebonnet festival is schedule for 15, 16 and 17 April
 - b. Farmers Market is being upgraded with new benches, trash receptacles and seasonal planters.
 - c. Freedom Festival is being conducted at the Texas Motorplex on Saturday July 2nd. Features, fireworks, kid-zone and live entertainment
- v. Façade grants update
 1. No new grants
- vi. Historic preservation grants update
 1. No new grants
- c. Commercial Development update
 - i. Permitted total: \$7,316,778.50 (24 projects)
 - ii. Planning total: \$2,365,000.00 (5 projects)
 - iii. TOTAL: \$9,681,778.50
- d. Retail Development update
 - i. Staff provided an update for Project Retail
 1. 2016 contract award (Retail Coach)
 - a. The new contract includes an aggressive recruiting package for the ICSC conference.
 2. ICSC Conference
 - a. A three person delegation is traveling to the conference to represent the City and conduct retail recruiting activities.
 - i. Mayor & EDC Secretary (Thomas), ED Director (Nelson) and City Manager (Dixon)
- e. Residential Development update
 - i. Staff reviewed a development opportunities packet was prepared and is being used to communicate opportunities in Ennis.
 1. Realtors update

- a. Staff discussed the possibility of scheduling quarterly updates to keep the realtors apprised of development activity and opportunities.
 2. Sonoma Trails residential development update
13. 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 5:01Pm.
 - b. Executive Session authorized by the Texas Open Meetings Act, Texas Local Government Code Annotated,
 - ii. LGC 551.072 Deliberation regarding real property:
 1. Project Serenity
 - iii. LGC 551.087 Deliberation regarding economic development negotiations
 1. Project Golden Chariot, a Type A industrial project, potential for \$130 million and 1,000 new jobs.
 2. Project Lions Gate, a Type A industrial / manufacturing project, potential of \$8 million and 20 new jobs.
 - c. Mr. Montgomery read the announcement from the Certified Agenda regarding the completion of the Executive Session.
14. Following the Executive Session the Board reconvened in Open Meeting at 5:27Pm
15. Actions:
 - a. A public hearing to consider approving Project Lions Claw II (Ennis Steel), a type A project whose purpose is to fund a "targeted infrastructure grant", amend the EEDC FY 15-16 budget to provide \$175,000.00 to fund the project and authorize the President to execute any and all documents required to complete the action was opened, no public comment and closed.
 - i. Motion by Mr. Jones; second by Mr. Newsom to approve Project Lions Claw II (Ennis Steel), a type A project whose purpose is to fund a "targeted infrastructure grant", amend the EEDC FY 15-16 budget to provide \$175,000.00 to fund the project and authorize the President to execute any and all documents required to complete the action.
 1. Four Ayes
 - b. Consider approving the acquisition of Right of Way (ROW) to support Project Firebird (Sterilite). The ROW acquisition is required for the construction of an industrial road to the new development site. The acquisition will be funded using previously appropriated funds in the EEDC FY 15-16 Budget "Property Acquisition (Project Firebird)" and authorize the President to execute any and all documents required to complete the action.
 - i. Motion by Mr. Newsom; second by Mr. Jones to approve the acquisition of Right of Way (ROW) to support Project Firebird (Sterilite). The ROW acquisition is required for the construction of an industrial road to the new development site. The acquisition will be funded using previously appropriated funds in the EEDC FY 15-16 Budget "Property Acquisition (Project Firebird)" and authorize the President to execute any and all documents required to complete the action.

1. Four Ayes

16. Meeting adjourned at 5:41 Pm CST.



RUSSELL R. THOMAS
Secretary

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