

MINUTES
ENNIS ECONOMIC DEVELOPMENT CORPORATION
CITY COMMISSION CHAMBER
CITY HALL, 115 W. BROWN
TUESDAY, JUNE 14, 2016
4:00 P.M.

1. Call to Order (4:05 Pm CST)
2. Roll Call
 - a. Board Members Present: Abram, Glaspy, Haupt, Jones & Montgomery
 - b. Members Absent: Newsom & Thomas
 - c. Staff Present: Nelson, Dixon, McCarty & Welch
3. Pledge of Allegiance was recited and the Invocation offered by Mr. Nelson
4. Director appointments / reappointments was discussed by the Board
5. Consider approving the minutes of 10 May 2016.
 - a. Motion by Ms. Glaspy; second by Mr. Haupt to approve the minutes of 10 May 2016.
 - i. Five 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. Dixon and Mr. Nelson.
8. Staffing review
 - a. New staff positions were reviewed and discussed in terms of the timeframe to hire the Executive Assistant and Communications & Marketing specialist
9. Comprehensive Plan update
 - a. Zoning update was presented. KSA has been retained and the project is underway. P&Z is in the lead.
10. Union Pacific update
 - a. ROW Lease was reviewed. UP is drafting a lease agreement for property from MLK in the North to Lampasas in the South (both sides of the track)
11. TxDOT update
 - a. Ennis Ave project update was presented. Staff met with TxDOT to investigate the possibility of modifying the sidewalk configuration to include green space between the edge of the curb and edge of the sidewalk.
12. Economic Development update
 - a. Industrial Development
 - i. Projects Update

1. Dakota Drilling, \$1.5 million, 15 jobs
 - a. Project is substantially complete
2. Ennis Steel I, \$8.2 million, 25 jobs
 - a. Project is substantially complete
3. Ennis Steel II, \$2.9 million, 10 jobs
 - a. Targeted infrastructure grant request to defray the cost of water and sewer service.
4. Firebird (Sterilite), \$17 million, 40 jobs
 - a. Right of way (ROW) acquisition is complete.
5. Viking (Cenveo), \$10 million, 40 jobs
 - a. Project is substantially complete.
6. Stargazer (Leggett & Platt I), \$10 million, 40 jobs
 - a. Project is 50% complete.
7. Stargazer (Leggett & Platt II), \$5 million, 15 jobs
 - a. City tax abatement has been approved
 - b. New building is under construction.
8. Project Grupo (Dalegip), \$10 million, 25 jobs
 - a. Firm is waiting for a TCEQ letter. Property is under contract.
9. Merryart, \$2.7 million, 20-30 jobs
 - a. A targeted infrastructure grant was discussed and approved. The purpose of the grant is to create new primary jobs and capital investment in the City. Grant funds will be used for infrastructure, primarily the installation of a fire suppression system.

b. Downtown Development update

i. Main Street Board budget discussion

1. The MSB is working on their FY 16-17 budget request.

ii. Downtown Master Plan update

1. Minnie McDowal Park update

- a. The project is working its way through the approval process. City to fund 50%, EDC to fund 50% (\$250,000 each).

2. Downtown Infrastructure update

- a. Project was approved by the CC on 6/20/16.
- b. Scope includes:

- i. Dallas Street: replace four block and two intersections (100-200 North Side, 100-200 blocks South side, and the intersections of Dallas/Knox and Dallas/Brown.
- ii. Alleys: replace all alleys in an eight block area (four blocks on North Side and four blocks on South Side)
- iii. Water and Sewer: Replace all existing lines in the same eight block area.
- iv. Grease Traps: Install strategically located public access grease traps.
- v. Gresham, Smith and Partners are under contract for project management and engineering services.
- vi. Construction begins the second week of Jan 2017 and is expected to end by Dec 2017 (God willing).

iii. Downtown TIRZ update

1. Boundary survey and legal description is complete. This action will begin working its way through the approval process.

- iv. Downtown Events update was presented by staff.
 - 1. Freedom Festival update was provided
- c. Commercial Development update was presented
 - i. Activity update was presented
 - 1. Permitted TOTAL: \$43,046,000 (16 projects)
- d. Retail Development update was presented
 - i. Activity update was presented
- e. Residential Development update was presented
 - i. Activity update was presented by Mr. Nelson

- 1. Single Family
 - a. Permits: 22
 - b. Sq Feet: \$5,362,842
 - c. Value: 53,279
- 2. Multi-Family
 - a. Permits: 1
 - b. Units: 3
 - c. Value: \$192,000

- 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 4:56pm.
 - b. Executive Session:
 - i. LGC 551.072 – Deliberation regarding real property
 - 1. Project Serenity was discussed
 - 2. Right of Way Acquisition was discussed
 - ii. LGC 551.087 – Deliberation regarding economic development negotiation
 - 1. Project Golden Chariot, a type a project, potential for \$130 million and 1,000 new jobs was discussed
 - 2. Project Icebox was discussed, a type a project, potential for \$25 million and 100 new jobs was discussed
 - 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 6:00Pm

15. Actions:

- a. A public hearing to consider approving “Project Minnie McDowal Park”, a project whose purpose is to reconstruct the park as envisioned in the Downtown Master Plan, amend the EEDC FY 15-16 budget to provide \$250,000 to fund the project and authorize the EDC President to execute any and all documents required to complete the action was opened, no public comment and was closed.

- i. Motion by Mr. Haupt; second by Mr. Abram to approve "Project Minnie McDowal Park", a project whose purpose is to reconstruct the park as envisioned in the Downtown Master Plan, amend the EEDC FY 15-16 budget to provide \$250,000 to fund the project and authorize the EDC President to execute any and all documents required to complete the action.
 1. Five Ayes

- b. A public hearing to consider approving "Project Serenity", a project whose purpose is to acquire a certain tract of land necessary for implementing the Downtown Master Plan, approve the use of funds appropriated in the EEDC FY 15-16 Budget "Land Acquisition (Project Firebird)", to provide \$120,000 plus closing costs to fund the acquisition and authorize the President to execute any and all documents required to complete the action was opened, no public comment and was closed.
 - i. Motion by Ms. Juenemann; second by Ms. Glaspy to approve "Project Serenity", a project whose purpose is to acquire a certain tract of land necessary for implementing the Downtown Master Plan, approve the use of funds appropriated in the EEDC FY 15-16 Budget "Land Acquisition (Project Firebird)", to provide \$120,000 plus closing costs to fund the acquisition and authorize the President to execute any and all documents required to complete the action.
 1. Five Ayes

- c. Consider authorizing the ED Director to negotiate the purchase price and put under contract a certain property whose acquisition supports the Downtown Master Plan.
 - i. Motion by Ms. Glaspy; second by Mr. Haupt to authorize the ED Director to negotiate the purchase price and put under contract a certain property whose acquisition supports the Downtown Master Plan.
 1. Five Ayes

16. Meeting adjourned at 6:37 Pm CST.



RUSSELL R. THOMAS
Secretary