

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

1. Call to Order (4:04 Pm CST)
2. Roll Call
  - a. Board Members Present: Abram, Juenemann, Montgomery, & Thomas
  - b. Members Absent: Newsom, Haupt, & Glaspy
  - c. Staff Present: Nelson, Dixon, Winters
3. Pledge of Allegiance was recited and the Invocation offered by Mr. Nelson
4. Consider approving the minutes of 14 June 2016.
  - a. Motion by Mr. Abram; second by Mr. Thomas to approve the minutes of 14 June 2016.
    - i. Four Ayes
5. Citizens Request for Public Hearing
  - a. No citizen addressed the Board
6. Finance Review
  - a. A review of the EEDC's current budget and finances was presented by Mr. Dixon
  - b. A review of the EEDC FY 16-17 Budget was presented by Mr. Nelson
    - i. Mr. Hagar recommended changing the Operating and Capital Expenditures fund "Economic Development Activities (Operations & Marketing)" to "Economic Development Operations".
    - ii. Mr. Hagar recommended changing the Operating and Capital Expenditures fund "Kaufman Façade Grants" to "Kaufman Revitalization Grants".
    - iii. Mr. Montgomery recommended that the funding for the "Kaufman Revitalization Grants" be increased from \$50,000 to \$100,000 to show good faith.
7. Economic Development update
  - a. Industrial Development
    - i. Projects Update
      1. Ennis Steel I, \$8.2 million, 25 jobs
        - a. Provided update
      2. Ennis Steel II, \$2.9 million, 10 jobs
        - a. Provided update
      3. Firebird (Sterilite), \$17 million, 40 jobs
        - a. Provided update
      4. Viking (Cenveo), \$10 million, 40 jobs
        - a. Provided update
      5. Stargazer (Leggett & Platt I), \$10 million, 40 jobs
        - a. Provided update
      6. Stargazer (Leggett & Platt II), \$5 million, 15 jobs
        - a. Provided update
      7. Project Grupo (Dalegip), \$10 million, 25 jobs

- a. Provided update
  - 8. Merryart, \$2.7 million, 20-30 jobs
    - a. Provided update
  - b. Downtown Development update
    - i. Main Street Board update
      - 1. The MSB FY 16-17 budget has been approved.
    - ii. Downtown Master Plan update
      - 1. Minnie McDowal Park update
        - a. The project was approved on 7/5/16.
        - b. Construction has been started.
      - 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).
      - 3. Project Serenity (property acquisition)
        - a. Waiting on signed contract
        - b. Pending approval from EDC & CC
    - iii. Historic Preservation Grants:
      - 1. Discuss and consider a Historic Preservation Grant for 116 N Dallas in an amount not to exceed \$23,794.65.
        - a. Total Project cost \$108,000
      - 2. Discuss and consider a Historic Preservation Grant for 112-114 N Dallas in an amount not to exceed \$39,599.89.
        - a. Total project cost \$180,000
    - iv. Façade Grants:
      - 1. Discuss and consider a façade grant for 112-114 N Dallas in an amount not to exceed \$7,500.00
        - a. Project cost of \$15,000
      - 2. Discuss and consider a façade grant for 211 W Knox in an amount not to exceed \$7,500.00
        - a. Project cost of \$15,000
- c. Commercial Development update
  - i. Activity update was presented
    - 1. Permitted TOTAL:                      \$43,046,000     (16 projects)
- d. Retail Development update

- i. Kim Allred, with Retail Coach, gave a presentation on our retail trade area
- e. Residential Development update
  - 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

8. Actions:

- a. Conduct a public hearing and consider approving the FY 16-17 EEDC Budget.
  - i. Motion by Mrs. Juenemann; second by Mr. Abram to approve the FY 16-17 EEDC Budget.
    - 1. Four Ayes
- b. Conduct a public hearing and consider approving "Project Serenity", a project whose purpose is to acquire a certain property 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 \$570,000 plus closing costs to fund the acquisition of 201 NW Main and authorize the President to execute any and all documents required to complete the action.
  - i. Motion by Mr. Thomas; second by Mr. Abram to approve "Project Serenity", a project whose purpose is to acquire a certain property 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 \$570,000 plus closing costs to fund the acquisition and authorize the President to execute any and all documents required to complete the action.
    - 1. Four Ayes
- c. Conduct a public hearing and consider approving a Historic Preservation grant for 116 N Dallas in an amount not to exceed \$23,794.65.
  - i. Motion by Mrs. Juenemann; second by Mr. Thomas to approve a Historic Preservation grant for 116 N Dallas in an amount not to exceed \$23,794.65.
    - 1. Four Ayes
- d. Conduct a public hearing and consider approving a Historic Preservation grant for 112-114 N Dallas in an amount not to exceed \$39,599.89.
  - i. Motion by Mr. Thomas; second by Mr. Abram to approve a Historic Preservation grant for 112-114 N Dallas in an amount not to exceed \$39,599.89.

1. Four Ayes

e. Consider approving a façade grant for 112-114 N Dallas in an amount not to exceed \$7,500.

i. Motion by Mr. Abram; second by Mr. Thomas to approve a façade grant for 112-114 N Dallas in an amount not to exceed \$7,500.

1. Four Ayes

f. Consider approving a façade grant for 211 W Knox in an amount not to exceed \$7,500.

i. Motion by Mr. Thomas; second by Mrs. Juenemann to approve a façade grant for 211 W Knox in an amount not to exceed \$7,500.

1. Four Ayes

9. Meeting adjourned at 5:10 Pm CST.

A handwritten signature in black ink, appearing to read "Russell R. Thomas", with a long horizontal line extending to the right.

RUSSELL R. THOMAS

Secretary