

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

1. Call to Order:
2. Roll Call:
  - a. Board Members Present: Abram, Haupt, Montgomery, Newsom and Thomas
  - b. Members Absent: Jones
  - c. Staff Present: Nelson, Ewings, Batchler, McCarty and Welch
3. Pledge of allegiance was recited
4. Invocation was offered by Mr. Nelson
5. Consider approving the minutes of 11 Aug 2015
  - a. Motion by Mr. Thomas; second by Mr. Abrams to approve the minutes as presented.
  - b. Five Ayes
6. Citizens Request for Public Hearing
  - a. No citizen addressed the Board
7. Finance review was conducted
  - a. Mr. Welch reviewed the current finance report.
8. Training
  - a. Type B sales tax training was discussed with an October time frame. Training to be conducted by Jeff Moore.
  - b. The Economic Development Coordinator requested permission to attend training.
9. Economic Development Update was presented
  - a. Industrial Development
    - i. Project Firebird
      1. A Type A, Industrial/manufacturing project with the potential for a \$17 million capital investment and 40 new jobs was reviewed.
      2. A professional services contract for Traylor & Associates (Grant Administration) in an amount of \$75,000 was reviewed.
      3. A professional services contract for Traylor & Associates (Environmental compliance) in an amount of \$10,000 was reviewed.
    - ii. Project Stargazer
      1. A Type A, Industrial/manufacturing project with the potential for a \$14 million capital investment and 60 new jobs was reviewed.
    - iii. Ennis Steel
      1. A Type A, Industrial/manufacturing project (targeted infrastructure), potential for a \$2-3 million capital investment (corporate office) was reviewed.
    - iv. Rail Spur Repair


1. A repair to the EDC owned rail spur was reviewed with three options presented to the Board. Each option was discussed in terms of the cost per cross-tie and the number of cross-ties to be replaced.
- b. Downtown Development
    - i. An historic preservation grant for 204 W. Knox (new) was reviewed.
    - ii. An historic preservation grant for 210 N Dallas (project completion) was reviewed.
    - iii. A summary of nine additional historic preservation grants (in-bound applications) was reviewed.
    - iv. The Main Street Coordinator provided an update of upcoming events. Fan Fest (Texas Motorplex), Fall Festival, Lights of Ennis, First Lady of Texas Visit and the Texas Downtown Association (TDA) Conference being hosted by Ennis.
    - v. The Downtown Master Plan was reviewed in the context of the "Assessments Presentation". Value Gradient Analysis (I-45 Market and Downtown Market), Rent User Analysis (Clustering), Parking Analysis (We like large cars and trucks), Physical Fabric Analysis (Ennis Ave, Streetscape, Edge definition) and Building Code & Preservation Analysis.
  - c. Commercial Development
    - i. Permitted total: \$2,011,297 (7 projects)
    - ii. Planning total: \$1,190,579 (4 projects)
    - iii. TOTAL: \$3,201,876
  - d. Retail Development
    - i. Participation in the International Conference of Shopping Centers (ICSC) Conference was discussed.

10. Actions:

- a. A public hearing concerning a professional services contract was opened at 4:36 Pm, no public comment, the hearing closed at 4:37 Pm.
  - i. Motion by Mr. Haupt; second by Mr. Thomas to authorize a professional services contract with Traylor & Associates for Texas Capital Fund grant administration for an amount not to exceed \$75,000 for Project Firebird. (approved by the City Commission on 8/17/15)(EDC budget line item "Unrestricted")
  - ii. Five Ayes
- b. A public hearing concerning a professional services contract was opened at 4:37 Pm, no public comment, the hearing closed at 4:38 Pm.
  - i. Motion by Mr. Haupt; second by Mr. Newsom to authorize the President to enter into a professional services contract with Traylor & Associates for Texas Capital Fund environmental compliance administration for an amount not to exceed \$10,000 for Project Firebird. (EDC budget line item "Unrestricted")
  - ii. Five Ayes
- c. Consider authorizing repairs to the rail spur located in the industrial rail park in an amount not to exceed \$50,000. (EDC budget line item "Industrial Park Maintenance")
  - i. Motion by Mr. Thomas; second by Mr. Newsom to authorize repairs to the rail spur located in the industrial rail park in an amount not to exceed \$50,000. (EDC budget line item "Industrial Park Maintenance")
  - ii. Five Ayes

- d. Consider approving an HP Grant for 204 W. Knox in an amount of \$29,222.38 (EDC budget line item "Historic Preservation Grants")
  - i. Motion by Mr. Newsom; second by Mr. Abram to approve an HP Grant for 204 W. Knox in an amount of \$29,222.38 (EDC budget line item "Historic Preservation Grants")
  - ii. Five Ayes
  
- e. Consider approving the final payment for the HP Grant for 210 N Dallas in an amount of \$8,458.26. (EDC budget line item "Historic Preservation Grants")
  - i. Motion by Mr. Abram; second by Mr. Newsom to approve the final payment for the HP Grant for 210 N Dallas in an amount of \$8,458.26. (EDC budget line item "Historic Preservation Grants")
  - ii. Five Ayes
  
- f. Consider authorizing the ED Coordinator to attend Texas Municipal League (TML) sponsored training in Bastrop October 16-17. Conference fees and expenses not to exceed \$1,000. (EDC budget line item "Economic Development Activities")
  - i. Motion by Mr. Thomas; second by Mr. Haupt to authorize the ED Coordinator to attend Texas Municipal League (TML) sponsored training in Bastrop October 16-17. Conference fees and expenses not to exceed \$1,000. (EDC budget line item "Economic Development Activities")
  - ii. Five Ayes
  
- g. Consider authorizing the ED Coordinator to attend ICSC conference in November. Conference fees and expenses not to exceed \$1,000. (EDC budget line item "Economic Development Activities")
  - i. Motion by Mr. Haupt; second by Mr. Newsom to authorize the ED Coordinator to attend ICSC conference in November. Conference fees and expenses not to exceed \$1,000. (EDC budget line item "Economic Development Activities")
  - ii. Five Ayes

11. Meeting adjourned at 4:40 Pm CST.

  
RUSSELL R. THOMAS  
Secretary

MWN