

**MINUTES
ENNIS MAIN STREET BOARD
ENNIS CHAMBER OF COMMERCE
WEDNESDAY, NOVEMBER 11, 2015
5:00 P.M.**

1. Call to Order: (M Sullivan)
 - a. 5:03 P.M.

2. Roll Call: (B McCarty)
 - a. Board Members Present: Betty Glaspy, Brian Holley, Jeanette Patak, Jess Haupt, Kelly Kovar, Dennis Zembala, Jake Holland, Meg Sullivan, Bramlett Beard, John Chapman, Misty Culpepper, Nora Puckett
 - b. Board Members Absent: Emma Howard, Bill Davis, Romario Guitierrez, Charlotte Watson
 - c. Staff Present: Marty Nelson, Becky McCarty and Gina Rokas

3. Pledge of Allegiance was recited

4. Invocation was offered by Marty Nelson.

5. Approval of Minutes: (M Sullivan)
 - a. Consider approving the minutes of the October 7, 2015 meeting.
 - i. Motion by Beard, 2nd by Holly, to approve, 12 Ayes

6. Citizens request for public hearing (agenda items): (M Sullivan)
 - a. No comments

7. Four Point Committee Updates:
 - a. Beard asked if he could provide the Economic Restructuring Committee update first on the agenda. Chairperson agreed to modify the agenda to accommodate.

 - b. Economic Restructuring Committee (B Beard)
 - i. Beard provided an update. The first Economic Restructuring Committee meeting was held at ESB on November 9. In attendance was John Sullivan, Donny Dlabaj, Paul Penfold and Nancy Swindel. Also in attendance was M Nelson and B McCarty. Discussed was a need for Design Guidelines to help speed the building rehab. Also discussed was the desire to encourage building owners to work with tenants and perhaps MS can offer Rental Subsidies? Beard will also be looking to establish a Mezzanine Fund, he will invite all local banks to contribute to the fund which will provide low interest loans to potential entrepreneurs. A desire for wayfinding signs was expressed at this meeting in order to educate pass through motorists of additional business off the Avenue. Designing a building availability database and accessing more grant opportunities.
 1. Glaspy offered that the Design Committee was researching guidelines.

 - c. Organization Committee (D Zembala)
 - i. Downtown Merchants Forum
Sullivan discussed that a meeting was held on November 9 at Vintage Cross Café. She provided an overview of the downtown master plan and asked for their questions and

comments. It was a good meeting and the hope is that the downtown merchants will organize and become more involved in Main Street.

- d. Promotions Committee (N Puckett)
 - i. Puckett provided an update about the LOE Window Decorating Contest. Celebrating the fact that there are fewer vacant windows and more organizations who want to participate is a good thing.
- e. Planning & Design Committee (M. Sullivan)
 - i. No update regarding the Design Team. Sullivan suggested that the Façade Grant process and working on establishing design guidelines would be a good project for the Design committee.

8. By-Laws: (M Sullivan)

- a. The Board reviewed modified by-laws creating ex-officio status for board members residing outside City limits (voice without vote) and changing the status of the two young adult advisors from voting members to ex-officio members. A quorum would be determined by the number of voting board members.
 - i. A discussion of the City Charter was held.
 - ii. Motion by Kovar, 2nd by Holland, to approve the new by-laws as presented, 12 Ayes

9. Board Membership (M Sullivan)

- a. Discussion was held regarding nominations for the 2015-2017 term.
 - i. Class A (term of 2016 to 2017 – 2 years)

1. Romario Guterrez	(2 nd term)	Youth Advisor
2. Brooke Betik	(1 st term)	Youth Advisor
3. Misty Culpepper	(1 st term)	Property Owner
4. Jeannette Patak	(2 nd term)	Chamber of Commerce
5. Nora Puckett	(2 nd term)	Arts Commission
6. Angie Juenemann	(1 st term)	Historical Society
7. Charlotte Watson	(1 st term)	Unity in the Community
8. Meg Sullivan	(2 nd term)	Property Owner
 - ii. Motion by Holland, 2nd by Zembala, to approve Class A for a 2 year term, 12 Ayes

10. Lights of Ennis Update (A Valdez)

- a. Valdez, President of LOE provided a update on the lights, the block party and other activities downtown during the holiday season.

11. Main Street Coordinator Update: (B McCarty)

- a. Garden Club Partnership
 - i. McCarty discussed the upcoming Bluebonnet Festival and that we should look for the Garden Club to request a partnership with Main Street.
- b. First Lady visit report
 - i. McCarty provided feedback from the First Lady and Texas Main Street office regarding the success of the event.

12. Economic Development Coordinator Update: (M Nelson)

- a. Texas Downtown Association (TDA) report
 - i. Nelson discussed the recent TDA conference and the impact of hosting the “Evening of Polka”.
- b. International Conference of Shopping Centers (ICSC) report
 - i. Nelson attended the ICSC conference but was unable to make a meaningful contact with retailers interested in Downtown Ennis.
- c. Texas Capital Fund Grant (Lake Properties – water and sewer) report
 - i. Nelson presented a plan to upgrade water and sewer utilities with a public-private partnership with the Lake group.
- d. Historic Preservation Grants and Ordinance renewal report
 - i. Nelson reported there are 11 new Historic Preservation Grants in the pipeline. Total property value is approximately \$1.2 million, Private investment is approximately \$6.1 million with Public investment is approximately \$1.3 million.
 - ii. Nelson reported the City Commission approved a new Historic Preservation Grant Ordinance, 22% grants, Tax credit compatible but without the city tax reimbursement incentive. The new ordinance is in effect for two years beginning Jan 1, 2016 and ending Dec 31, 2017.
- e. Downtown Master Plan report
 - i. Nelson presented the tier one catalyst projects and discussed the next steps with the downtown master plan.
- f. Period of Significance report
 - i. Nelson informed the Board the period of significance report was received but needed assistance and guidance about the next steps.

13. Adjournment: 6:12pm


Betty Glasp
Main Street Secretary