

**AGENDA**  
**ENNIS ECONOMIC DEVELOPMENT CORPORATION**  
**CITY COMMISSION CHAMBER**  
**CITY HALL, 115 W. BROWN**  
**TUESDAY, NOVEMBER 8 2016**  
**4:00 P.M.**

1. Call to Order
2. Roll Call, Pledge of Allegiance and Invocation
3. Approval of Minutes
  - a. Consider approving the minutes of 11 October 2016.
4. Citizens Request for Public Hearing
5. Finance Review
  - a. Discuss and review current budget and finances.
6. Economic Development update
  - a. Industrial Development
    - i. Projects Update
      1. Project Sterilite, \$17 million, 40 jobs
      2. Leggett & Platt, \$14 million, 75 jobs
        - a. Ellis County Tax Abatement Application
    - ii. Downtown Development update
      - i. Project Serenity (Property Acquisitions)
        1. 108 W. Milam
        2. 00 West Knox (Parking Lot)
      - ii. Project Visitors Center 2.0
        1. Phase 1 update
      - iii. Downtown Master Plan update
        1. Minnie McDowal Park update
        2. Downtown Infrastructure update
        3. Union Pacific Safety Zone update
      - iv. Historic Preservation Grants update
        1. 113 N Dallas (Ennis Public Theatre),
      - v. Façade Grants update
    - b. Commercial / Retail Development update
      - i. Activity update
      - ii. TIRZ#2 (Sonoma Trails) update
    - c. Residential Development update
      - i. Ill Cardinals, \$18 million, 150 units
      - ii. Spyglass, \$20 million, 183 units

1. Chapter 380
    - iii. Villas at Sonoma, \$24 million, 210 units
      1. Chapter 380
7. 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. LGC 551.072 – Deliberation regarding real property
    - i. Land Acquisition and Development Opportunities
  - b. LGC 551.087 – Deliberation regarding economic development negotiation
    - i. Villas at Sonoma Trail
    - ii. Bardwell Development
8. Reconvene into Open Session
9. Actions:
  - a. Conduct a public hearing and consider approving “Project Serenity”, authorizing the acquisition of 108 W. Milam, property necessary to implement the Downtown Master Plan, approve the use of funds appropriated in the EEDC FY 16-17 Budget “Property Acquisition”, to provide \$120,000 plus closing costs to fund the acquisition and authorize the EEDC President to execute any and all documents required to complete the action.
  - b. Conduct a public hearing to consider approving “Project Serenity”, authorizing the acquisition of Lots 11, 12, 13 and 14, Block 59, original town of Ennis, also known as 00 West Knox Street and PID #158104, property necessary to implement the Downtown Master Plan, approve the use of funds appropriated in the EEDC FY 16-17 Budget “Property Acquisition”, to provide \$75,000 plus closing costs to fund the acquisition and authorize the EEDC President to execute any and all documents required to complete the action.
  - c. Conduct a public hearing to consider approving a Historic Preservation Grant, a Type B economic development project and performance agreement with the Ennis Public Theatre in an amount not to exceed \$225,000.00 to make improvements to the building and property at 113 N Dallas.
  - d. Consider authorizing the ED Director to negotiate the purchase price and put under contract certain properties for future development opportunities.
10. Adjournment

I CERTIFY THE ABOVE NOTICE WAS POSTED AT CITY HALL IN ENNIS, TEXAS, PRIOR TO FRIDAY, NOVEMBER 4, 2016 AT 4:00 P.M.



MARTY W. NELSON  
Director