



December 18, 2015

Dear Citizens:

Big things are continuing to happen in downtown Corsicana! There are more and more residents living downtown with more lofts under construction. Estimates are that as many as 50 citizens have chosen to make town center home.

Envision Eye Care is the newest building built in the historic downtown area. It is a beautiful brick structure that blends perfectly with the existing buildings. Business seems to be good and huge thanks to Dr. Jody Tacker and Dr. Max Worley for the investment in our City.

The old City Jail of Corsicana, on 5th Avenue, is currently undergoing major rehabilitation in the downtown district. The jail was built in 1908, which housed inmates on the bottom floor and the Police Chief's office was on the top floor. The old City Jail housed as many as 80 prisoners at a time, and was utilized from 1908 to 1974. Today the old City Jail is being transformed into a residence. **The integrity of the historic building is very important to the new owner, so much so that the owner has maintained and repaired the appearance and character of the 1908 structure. Portions of the old brick were salvaged to build a matching garage, as well as other materials have been reused in making necessary repairs. Keep an eye on this wonderful Corsicana Landmark.**

The Hand's Building, located on 6th Avenue across from the Post Office, was originally designed in 1929 by the construction division of Montgomery Ward of Chicago. The building was recently purchased in the spring of 2015. The local owner has big plans for this building. A drive in parking garage will be constructed on the first floor of the building, with more than 20 parking spaces available. The second floor will be filled with commercial and retail offices, while the third floor will offer 11 loft apartments. Residents will have access to the rooftop mezzanine for relaxation and enjoyment. This will be a true historic treasure in the downtown.

FBM Properties, located on Beaton Street at the corner of 4th Avenue, recently finished a huge renovation of downstairs loft apartments. Over the past nine months, FBM has vigorously worked to complete the space. The leasing and management offices are located on the Beaton Street entrance, while the two downstairs loft apartments can be accessed from the 4th Avenue entrance. Each loft was customized with 15-foot ceilings, hardwood floors, granite counter tops, stainless steel appliances, walk-in showers, and walk-in closets, mezzanine loft areas, exposed brick walls and original building features for added character. There are plans to expand additional loft apartments on the second floor of the building in the near future.

The Napa Auto Parts Store, located on Beaton Street and 3rd Avenue is undergoing major renovations not only of the exterior but the interior as well. The new owner has been working to restore the Napa Auto Parts building over the past eight months. Some of the renovations include restoration of the

original ceiling, store-wide paint, and the addition of air conditioning. The exterior is well on the way to a new updated look. The awning of the building is now painted a Napa blue and new signage for the historic building has been ordered.

Shall We Dance, located on 6th Avenue next door to The Palace Theater is now offering much more than Zumba and yoga classes. The studio has an upstairs area for glow in the dark parties that can accommodate schools, birthday parties, and private classes. In addition to Zumba and yoga, the studio recently added private and group dance lessons ranging from beginner to advanced ballroom, fox trot, and progressive country dance. Shall We Dance, is currently having a soft opening for the coffee shop, **Lady Diana's Zen Café**. The shop is located on 6th Avenue, connected to the dance studio. The coffee shop and café is open 7 a.m. - 7 p.m. and offers a wide range of hot chocolate, coffee, tea, frozen drinks, as well as biscotti's and scones. A grand opening for Lady Diana's Zen Café will be in January.

Speaking of coffee and delicious treats, **Mita's Coffee Shop** is currently under renovation at the former location of Clint's Jewelers on Beaton Street. The business will offer an extensive variety of small batch, hand crafted coffees from all over the world, as well as loose leaf teas. In addition to hot beverages, Mita's will offer frozen blended beverages as well. While enjoying a favorite beverage of choice, customers will also be able to indulge in a variety of fresh and healthy breakfast and lunch items. Such items to be offered include, muffins, pastries, croissants, paninis, soups, and even layered cakes, pies, and more. Mita's will open in early 2016, so be sure to visit this new addition to downtown.

Other renovations that are ongoing are Ed Erwin's loft project on East 4th Avenue and Jimmy Hale's Stroube Building project on Beaton Street. The City continues work on the Beaton Market project and has recently received a grant from the State of Texas to reconstruct the sidewalks from Beaton Street to Main Street along Collin Street. The City Council continues to recognize the importance of downtown.

Sincerely,

Chuck McClanahan
Mayor