



January 10, 2018

Dear Citizens:

## **The City of Corsicana ends 2017 with 94 new business opening/renovation approved permits and \$27 M in Commercial Construction**

In a record growth year for business development in Corsicana, the City has approved 94 applications for new business location/expansion Certificates of Occupancy as of December 8, 2017. Permits for \$27 million in new commercial building construction and \$5.4 million in commercial renovation permits have been requested this past year.

The new commercial projects are: Anderson, Marx & Bohl Accounting at 119 North Main, Popeye's Louisiana Kitchen at Corsicana Crossing on South Interstate 45, Citizens National Bank's new home at 400 West Collin Street, Bottlecap Alley Ice House Grill at 1208 West 7<sup>th</sup> Avenue, Ashley HomeStore at Corsicana Crossing, and the Burlington Northern Santa Fe Railroad expansion of the former station in Corsicana on Business 45.

Of the 94 new business applications in 2017, 82 have been issued and 12 are still in the process. Most of the permits are for existing buildings and many required new tenant improvements. Eighteen of these businesses are located in historic downtown Corsicana.

Liebe Dallas, LLC ([www.liebe.com](http://www.liebe.com)), the athletic lettering embroidery and uniform manufacturing company headquartered in St. Louis is repurposing the former Hagggar factory at I-45 and Hagggar Drive to consolidate several plants. The company will bring 80 new jobs to the city. Liebe utilized the new PACE program, which is a financing mechanism to incentivize the installation of energy and water-saving improvements to modernize the facility.

Polyguard completed a \$15 million renovation which allowed the creation of up to 125 new jobs in Corsicana. The newly renovated facility is located on the northwest corner of US 287 and I-45.

Some of the more notable new retail/restaurant businesses are the reopening of Blackjack McCanless Steakhouse and Saloon in historic downtown Corsicana, the new Brinson Powersports on Martin Luther King Boulevard/Highway 31, Timbers Coffee House and Gifts on Collin Street in Downtown (recently featured in D Magazine), the newly constructed Freedom Shooting Sports on Highway 287, the opening of Navarro Nails & Spa on West 7<sup>th</sup>, Peace Love Retro on Beaton, the building renovation and opening of Changing of the Garden Nursey on

Main, the Across the Street Bistro by Andreas in Downtown, and Bottlecap Alley mentioned above is the fifth location for this Texas-based chain.

The City of Corsicana offers attractive business incentive programs, from downtown property tax refunds and five-year tax freezes (city and county) to discounted prime industrial land in two business parks, to aggressive property tax abatement for new development and renovation, and the county-sponsored PACE financing program. Additionally, state incentives such as the Texas Enterprise Fund, Skills Development Fund, Enterprise Zone sales tax refund and other available programs assist new and expanding businesses choosing Corsicana.

Mayor Don Denbow commented on the past year's Economic Development activities. "New construction is always welcome in Corsicana. The best news, though, is the number of existing buildings which have new owners and thriving businesses. These are the heart of the City."

For more information and to receive information on Corsicana's tax incentives and available property, contact Connie Standridge at [cstandridge@ci.corsicana.tx.us](mailto:cstandridge@ci.corsicana.tx.us).

Sincerely,

Don Denbow  
Mayor