

A G E N D A

A meeting of the Board of Directors of the Tax Increment Reinvestment Zone No. 1 (TIRZ) to be held on **Tuesday, May 21, 2024 at 3:00 p.m.** in the Hatchet Conference Room at the Charles Beatty Municipal Services Building, 408 S. Rogers, Waxahachie, Texas.

Members: Billie Wallace, Mayor, Chairman
Shane Henry, Vice Chairman
Brett Hess
Al Mack
Randy Vineyard
Brad Yates
Mike Lee

1. Call to Order
2. **Public Comments:** Persons may address the Tax Increment Reinvestment Zone No. 1 Board of Directors on any issues. This is the appropriate time for citizens to address the Board on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Board may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code.
3. Approval of minutes of the Tax Increment Reinvestment Zone No. 1 meetings of October 9, 2023 and March 27, 2024
4. Consider a Downtown Building Improvement Program Grant Application for 217 E. Main Street
5. Consider a Downtown Building Improvement Program Grant Application for 209 S. College Street
6. Consider a Downtown Building Improvement Program Grant Application for 200 S. Rogers Street
7. Consider funding request for building improvements for 200 S. Rogers Street
8. Adjourn

The Board of Directors of the Tax Increment Reinvestment Zone No. 1 reserves the right to go into Executive Session as authorized by Section 551.071(2) of the Texas Government Code, for the purpose of seeking confidential legal advice from legal counsel on any agenda item listed herein. This meeting location is wheelchair-accessible. Parking for mobility-impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the City Secretary at 469-309-4006 or (TDD) 1-800-RELAY TX

Notice of Potential Quorum

***One or more members of the Waxahachie City Council may be present at this meeting.
No action will be taken by the City Council at this meeting.***

A meeting of the Board of Directors of the Tax Increment Reinvestment Zone No. 1 (TIRZ) was held on Monday, October 9, 2023 at 3:00 p.m. in the Hatchet Conference Room at the Charles Beatty Municipal Services Building, 408 S. Rogers, Waxahachie, Texas.

Members Present: David Hill, Mayor, Chairman
Brett Hess
Randy Vineyard
Shane Henry
Mike Lee

Members Absent: Brad Yates, Vice Chairman
Al Mack

Others Present: Albert Lawrence, Deputy City Manager
Gumaro Martinez, Executive Director of Leisure Services
Jami Bonner, Assistant City Secretary

1. Call to Order

Chairman David Hill called the meeting to order.

2. Public Comments

None.

3. Reorganize the Board

Action:

Brett Hess moved to appoint Mayor David Hill as Chairman. Motion was seconded by Mike Lee and carried unanimously (4-0).

Shane Henry moved to appoint Shane Henry as Vice Chairman. Motion was seconded by Mike Lee and carried unanimously (4-0).

4. Approval of minutes of the Tax Increment Reinvestment Zone No. 1 meeting of August 23, 2023

Action:

Mike Lee moved to approve the minutes of the Tax Increment Reinvestment Zone No. 1 meeting of August 23, 2023. Motion was seconded by Shane Henry and carried unanimously (4-0).

5. Consider funding request for 221A S. Highway 77 to cover half of the cost for new parking spaces and sidewalk

Randy Vineyard joined the meeting at 3:12 p.m.

Jennie Lucky and Julie Farrer presented the item and requested approval of funding in the amount of \$10,824.

Action:

Brett Hess moved to approve a funding request for 221A S. Highway 77 in the amount of \$10,824 for new parking spaces and sidewalk. Motion was seconded by Shane Henry and carried unanimously (5-0).

6. Adjourn

There being no further business, the meeting adjourned at 3:33 p.m.

Respectfully submitted,

Jami Bonner
Assistant City Secretary

Tax Increment Reinvestment Zone No. 1
March 27, 2024

A meeting of the Board of Directors of the Tax Increment Reinvestment Zone No. 1 (TIRZ) to be held on Wednesday, March 27, 2024 at 3:00 p.m. in the Hatchet Conference Room at the Charles Beatty Municipal Services Building, 408 S. Rogers, Waxahachie, Texas.

The meeting was canceled due to a lack of quorum.

Respectfully submitted,

Jami Bonner
Assistant City Secretary



(4)

Memorandum

To: Tax Increment Reinvestment Zone (TIRZ) No. 1 Board
From: Eleana Tuley, AICP, Downtown Redevelopment & Historic Preservation Manager
Thru: Warren Kettelman, Senior Director of Economic Development
Date: May 21, 2024
Re: Consider a Downtown Building Improvement Program Grant Application for 217 E. Main Street

Applicant: Greg Nehib, Property Owner, Big Blue Truck, LLC

Property Address: 217 E. Main Street

Request: The Applicant intends to replace the existing awning with the same materials at 217 E. Main Street. The Heritage Preservation Commission approved a Certificate of Appropriateness for the subject property on December 13, 2024. The Applicant is requesting a 50 percent match (\$4,233.29) in accordance with Downtown Building Improvement Program (DBIP) Grant guidelines.

Conditions of Approval:

- The Applicant shall apply for all required permits from the City in accordance with the City's applicable rules and regulations governing such permits.
- The project must be completed within a year of approval unless the TIRZ Board grants an extension.
- The Applicant shall submit a final invoice to the Downtown Manager after the work is completed.
- Grant funding will be dispersed after the project has been completed and inspected by the City's Building Department and Downtown Manager.

- The Applicant is subject to the rules and regulations disclosed in the DBIP Grant application.

Attachments:

- DBIP Application
- Cost Estimate
- Applicant Presentation

DOWNTOWN BUILDING IMPROVEMENT GRANT APPLICATION

Supported by the City of Waxahachie and Waxahachie Main Street Program

APPLICANT INFORMATION:

Building Owner: Big Blue Truck, LLC Date: 10/23/23
Tenant (if applicable): _____
Mailing Address: _____
Building Address: 217 E Main St. Waxahachie, TX 75165
Contact Name(s): Greg Nehib
Contact Phone Number: _____ Email: _____

BUILDING INFORMATION:

Physical Address: 217 E Main St.
Property Legal Description: A part of BLK 40 and an abandoned portion of Flat St.
Year of Construction: 1930 Number of Stories: 1
Building Space Type (check one):
☐ Commercial ☒ Retail ☐ Restaurant ☐ Office ☐ Other

Details of planned improvements: (attach additional pages if necessary)

Repair to existing front awning - rebuild as original

ATTACH THE FOLLOWING REQUIRED DOCUMENTS:

- Scaled drawings/plans of proposed work and description of materials to be used
- Photos of current building conditions
- Copy of current commercial property insurance policy
- Licensed Contractor quotes/bids (minimum of 3 proposals unless the work is self-contracted)

(1) Contractor name: Colonial Restoration
Cost Estimate: \$ 8,466.50

(2) Contractor name: _____
Cost Estimate: \$ _____

(3) Contractor name: _____
Cost Estimate: \$ _____

self-contracted

Quotes/bids submitted by an applicant must be current and dated no earlier than sixty (60) days prior to the application request. Quotes/bids shall be submitted on the contractor's or project architect's letterhead and shall contain the contractor's name, address, and telephone number.

Total Cost of Building Improvement Project: \$ 8,466.50

Total Grant Amount Requested: \$ 4,233.29

DOWNTOWN BUILDING IMPROVEMENT AGREEMENT FORM

I, Greg Nehib, fully understand the Downtown Building Improvement Program procedures and details established by the City of Waxahachie. I intend to use this program for the aforementioned planned improvement to forward the efforts of downtown revitalization and overall aesthetic improvement of the downtown area. I affirm and understand that:

- a) The information submitted herein is true and accurate to the best of my knowledge.
- b) I have read and understand the City of Waxahachie's Downtown Building Improvement Project Guidelines and agree to be bound by and abide by these conditions.
- c) I understand that approval of a Downtown Building Improvement grant shall be communicated to the applicant in writing by the City of Waxahachie via a Downtown Building Improvement Commitment Letter.
- d) I understand that receipt of a Downtown Building Improvement Commitment Letter from the City of Waxahachie does not constitute application or approval for a City of Waxahachie building permit.
- e) I understand that any changes made to the approved building improvements without the approval of the selection committee will be cause for the City of Waxahachie to withdraw its funding commitment.

Big Blue Truck, LLC
Business/Organization Name

A. M. L. 10/23/23
Property Owner/Applicant's Signature Date

Colonial Restoration
PO Box 2868
Waxahachie, TX 75168

Estimate

Date	Estimate #
8/25/2023	1658

Name / Address
Big Blue Truck LLC 217 Main Waxahachie, TX. 75165

			Project
			217 Main
Description	Qty	Cost	Total
Demolition		775.00	775.00
Lumber and Material for Jobs		398.19	398.19
Equipment Rental-scaffolding		950.00	950.00
Millwork and Trim-fascia		820.00	820.00
Roof Framing-reframe awning and repair/replace broken joists and rehang cable/chain ties		2,175.00	2,175.00
Painting		952.00	952.00
Clean-up & Restoration		150.00	150.00
Sanitation-debris removal and haul off		190.00	190.00
Overhead & Profit	6,410.19	0.27	1,730.75
General liability	8,140.94	0.04	325.64
		Total	\$8,466.58

Phone #	Fax #
972-938-3383	972-938-3382

Awning Photos and Diagrams

for Downtown Building Improvement Grant

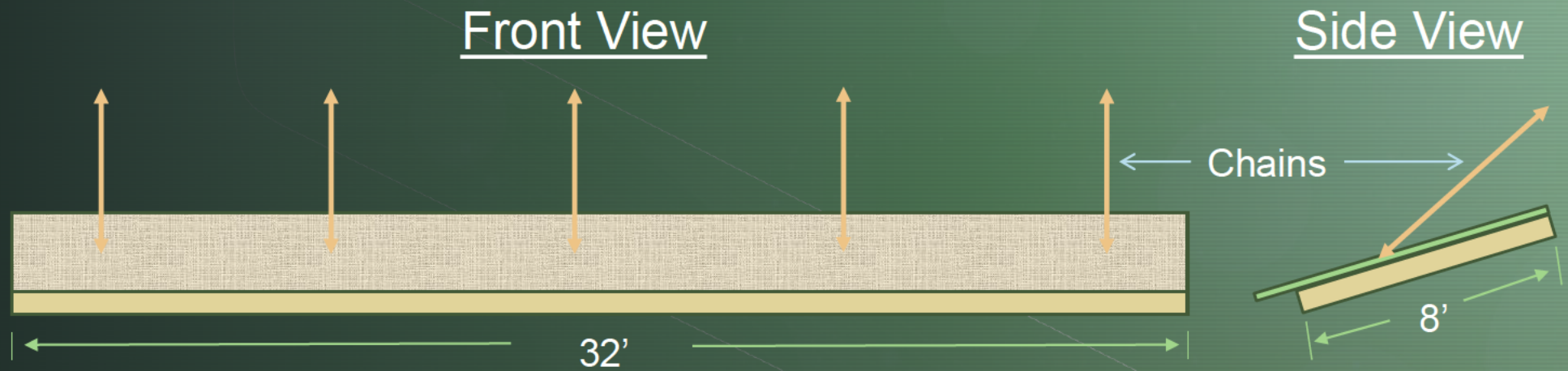


217 E Main St

Building Front Facade



Awning Dimensions



- Awning will be rebuilt to original specs using the existing awning as a template

Project Timeline



Total Contractor Days = 66



(5)

Memorandum

To: Heritage Preservation Commission
From: Eleana Tuley, AICP, Downtown Redevelopment & Historic Preservation Manager
Thru: Warren Kettelman, Senior Director of Economic Development
Date: May 21, 2024
Re: Consider a Downtown Building Improvement Program Grant Application for 209 S. College Street

Applicant: Gloria Mata, Property Owner

Property Address: 209 S. College Street

Request: The Applicant requests a 50 percent match for the roof replacement cost at 209 S. College Street. The Downtown Building Improvement Program (DBIP) Grant offers a 50/50 match up to \$50,000 for improvement costs. The Applicant has initiated a claim with their insurance company, and the insurance company has committed to pay \$13,605.98. The roof estimate ranges from \$24,000 to \$27,000. Therefore, the Applicant requests a \$13,000 match to cover the remaining roof replacement cost.

The roof is currently a foam and asphalt roof, and the quotes the Applicant has provided are for a TPO roof.

Conditions of Approval:

- The Applicant shall apply for all required permits from the City in accordance with the City's applicable rules and regulations governing such permits.
- The project must be completed within a year of approval unless the TIRZ Board grants an extension.

- The Applicant shall submit a final invoice to the Downtown Manager after the work is completed.
- Grant funding will be dispersed after the project has been completed and inspected by the City's Building Department and Downtown Manager.
- The Applicant is subject to the rules and regulations disclosed in the DBIP Grant application.

Attachments:

- DBIP Application
- Insurance Statement
- Cost Estimates
- Photo of Roof Core Sample

DOWNTOWN BUILDING IMPROVEMENT GRANT APPLICATION

Supported by the City of Waxahachie and Waxahachie Main Street Program

APPLICANT INFORMATION:

Building Owner: Gloria Mate Date: 04-08-2024
Tenant (if applicable):
Mailing Address: [REDACTED]
Building Address: 204 S. College St. Waxahachie Tx 75705
Contact Name(s): Gloria Mate
Contact Phone Number: [REDACTED] Email: [REDACTED]

BUILDING INFORMATION:

Physical Address: 209 S. College St Waxahachie TX 75705
Property Legal Description: _____
Year of Construction: _____ Number of Stories: _____
Building Space Type (check one):
☐ Commercial ☐ Retail ☐ Restaurant ☐ Office ☐ Other

Details of planned improvements: (attach additional pages if necessary)

Roof replacement

ATTACH THE FOLLOWING REQUIRED DOCUMENTS:

- Scaled drawings/plans of proposed work and description of materials to be used
- Photos of current building conditions
- Copy of current commercial property insurance policy
- Licensed Contractor quotes/bids (minimum of 3 proposals unless the work is self-contracted)

(1) Contractor name: Michael Stiller
Cost Estimate: \$ 26,602.58
(2) Contractor name: ~~Chris Brown~~ GURR Brothers
Cost Estimate: \$ ~~20,500~~ 26,250.00
(3) Contractor name: Eric Garza
Cost Estimate: \$ 24,710.21

Quotes/bids submitted by an applicant must be current and dated no earlier than sixty (60) days prior to the application request. Quotes/bids shall be submitted on the contractor's or project architect's letterhead and shall contain the contractor's name, address, and telephone number.

Total Cost of Building Improvement Project: \$ 26,602.58

Total Grant Amount Requested: \$ 12,996.60

DOWNTOWN BUILDING IMPROVEMENT AGREEMENT FORM

I, Gloria Mata, fully understand the Downtown Building Improvement Program procedures and details established by the City of Waxahachie. I intend to use this program for the aforementioned planned improvement to forward the efforts of downtown revitalization and overall aesthetic improvement of the downtown area. I affirm and understand that:

- a) The information submitted herein is true and accurate to the best of my knowledge.
- b) I have read and understand the City of Waxahachie's Downtown Building Improvement Project Guidelines and agree to be bound by and abide by these conditions.
- c) I understand that approval of a Downtown Building Improvement grant shall be communicated to the applicant in writing by the City of Waxahachie via a Downtown Building Improvement Commitment Letter.
- d) I understand that receipt of a Downtown Building Improvement Commitment Letter from the City of Waxahachie does not constitute application or approval for a City of Waxahachie building permit.
- e) I understand that any changes made to the approved building improvements without the approval of the selection committee will be cause for the City of Waxahachie to withdraw its funding commitment.

209 S. College St. Waxahachie TX 75165
Business/Organization Name

Gloria Mata 04-08-2024
Property Owner/Applicant's Signature Date

CITY OF WAXAHACHIE DOWNTOWN BUILDING IMPROVEMENT PROGRAM

This Agreement is by and between the City of Waxahachie, (hereinafter referred to as "CITY"), and Glenn Mat, (hereinafter referred to as "Grant Recipient"), property owner of 209 S. College St. (property address) located in the Waxahachie Downtown Historic Overlay (WDHO).

As part of the City's Downtown Building Improvement Program, both parties agree that this program makes Downtown more attractive and accessible, increasing the economic vitality of the buildings, increasing sales tax and property values, while preserving and enhancing Waxahachie's architectural and cultural history.

The Grant Recipient agrees and accepts funding as part of this Downtown Building Improvement Program. The Grant Recipient shall complete all work in the scope approved by the grant selection committee. The Grant Recipient shall complete all extra work in connection therewith. All work and materials shall be in strict conformity with the specifications submitted by the Grant Recipient to the City. The substantial completion of the work shall not excuse the Grant Recipient from performing all the work undertaken, whether of a minor or major nature, and thereby completing the project in accordance with the grant program guidelines and scope of work. Grant Recipient shall perform all work required for final completion of the planned improvement prior to obtaining the Grant, to the satisfaction of the City.

Signature: Glenn Mat

Printed name: Glenn Mat

Title: Owner

Date: 04-12-2024



American Reliable Insurance Company®
Diamond State Insurance Company®
Penn-America Insurance Company®
Penn-Patriot Insurance Company®
Penn-Star Insurance Company®
United National Insurance Company®

Elise Bittner
P: 610-668-3395
ebittner@gbli.com

March 13, 2024

VIA UPS GROUND
AND U.S. FIRST CLASS MAIL

Gloria Mata
[REDACTED]

Waxahachie, TX 75165

RE:	Claim Number:	24000941
	Insured:	Gloria Mata
	Policy Number:	PAV0386887
	Effective Dates:	10/17/2022 – 10/17/2023
	Loss Location:	209 S College St, Waxahachie, TX 75165
	Date of Loss:	10/04/2023

Dear Insured:

Penn-America Insurance Company issued a policy of insurance to Gloria Mata under policy number PAV0386887 with effective dates of 10/17/2022 – 10/17/2023. The policy provides Building coverage in the amount of \$135,000.00, subject to an 80% coinsurance requirement, and Business Income with Extra Expense coverage in the amount of \$50,000.00, subject to an 80% coinsurance requirement. The policy has a \$2,500.00 deductible and a 3% or \$5,000.00 windstorm or hail deductible.

Penn-America Insurance Company was notified of hail damage to the property of 209 S College St, Waxahachie, TX 75165. An inspection was completed by Austin Enty of Brush Country Claims on our behalf. The inspection found functional and cosmetic hail damage. Your policy contains a Cosmetic Damage Exclusion, so there is not coverage for any cosmetic damage resulting from hail. A check was issued for the functional hail damage, and the estimate is attached to this letter for your reference. The denial for cosmetic damage is further explained below.

I refer you to form **EPA-1993 (04/2021) COSMETIC DAMAGE EXCLUSION**.



COSMETIC DAMAGE EXCLUSION

This endorsement modifies insurance provided under the following:

BUILDERS RISK COVERAGE FORM

BUILDING AND PERSONAL PROPERTY COVERAGE FORM

CONDOMINIUM ASSOCIATION COVERAGE FORM

CONDOMINIUM COMMERCIAL UNIT-OWNERS COVERAGE FORM

STANDARD PROPERTY POLICY

- I. The following applies with respect to loss or damage by **wind and/or hail** to all locations shown in the Commercial Property Coverage Part Declarations:

We will not pay for cosmetic damage to roof surfacing, siding or fixtures caused by wind and/or hail. For the purpose of this endorsement, cosmetic damage means that the wind and/or hail caused marring, pitting, or other superficial damage that altered the appearance of the roof surfacing or siding, but such damage does not prevent the roof or siding from continuing to function as a barrier to entrance of the elements to the same extent it did before the cosmetic damage occurred.

- II. For the Purpose of this endorsement:

- A. Roof surfacing includes, but is not limited to shingles, shake, tiles, slate, cladding, metal or synthetic sheeting or similar materials covering the roof. Roof surfacing also includes:
- a. All Materials used in securing the roof surface;
 - b. All materials applied to or under the roof surface for moisture protection;
 - and
 - c. Roof flashing, caps and trim
- B. Siding means the material exposed to the elements, providing exterior protection to the walls of a building structure, including metal awnings and gutters
- C. Fixtures means HVAC units, enclosures and solar panels



Based on the above cited policy language, Penn-America Insurance Company cannot afford coverage for the non-functional hail damage, as the policy contains a Cosmetic Damage Exclusion.

There may be other reasons which affect coverage in addition to those cited in this letter. Penn-America Insurance Company waives none of its rights in relation to raising any other applicable policy condition, provision or exclusion, which may affect coverage. Penn-America Insurance Company specifically reserves any and all defenses and exclusions which it has, or which it may become aware of during the handling of this matter.

Waiving none and reserving to Penn-America Insurance Company all its rights and defenses under Policy PAV038.

In closing, please note that state insurance regulations permit you to submit this matter for review to the Texas Department of Insurance. If you would like to request review, you may contact the Department at:

Texas Department of Insurance
P.O. Box 149104
Austin, Texas 78714-9104
1-800-252-3439 (phone)
1-512-475-1771 (fax)

Sincerely,

610-668-3395



Elise Bittner
Claims Examiner II
Penn-America Insurance Company

Enclosure- Estimate



STATE FRAUD WARNING

For your protection Texas Law requires the following statement to appear on this form. "Any person who knowingly presents a false or fraudulent claim for the payment of a loss is guilty of a crime and may be subject to fines and confinement in state prison."

Statement of Loss

Claim # 24000941

Brush Claims
P.O. Box 5089
Georgetown, TX 78627
Toll Free: (800) 416-1773/(512) 668-5216
Fax: (512) 688-5220
www.brushclaims.com

3/6/2024

Adjuster Austin J. Enty, CPCU
Phone (214) 883-9888

Insured Name Gloria Mata
Loss Address 209 S College Street, Waxahachie, TX 75165
Phone Number
Other Phone
Ins Company

Ins Claim # 24000941

Date of Loss 9/24/2023

Abstract of Coverage

Policy #	PAV0386887	Effective	10/17/2022 - 10/17/2023	
Forms				
Coverage	Limit	Co-Insurance	Deductible	
Building	\$135,000.00	80% Coinsurance/RCV	\$5,000.00	
Other Structures	\$0.00		\$0.00	
Contents	\$0.00		\$0.00	

Coverage - Building

Coverage	\$135,000.00	80% Coinsurance/RCV	RC Detail	ACV Detail	Value	Loss	Claim
Replacement Cost Value			\$168,332.49		\$168,332.49		
Required: 80% of \$168,332.49=\$134,665.99			Complies				
Actual Cash Value				\$0.00	\$0.00		
Total Estimated Loss			\$18,605.98	\$18,605.98		\$18,605.98	
Less Depreciation				(\$7,093.63)			
ACV Loss				\$11,512.35			
Less Non-Recoverable Depreciation			(\$0.00)				
Sub-Total			\$18,605.98	\$11,512.35			
Less Deductible Applied			(\$5,000.00)	(\$5,000.00)			
Adjusted Loss Amount			\$13,605.98	\$6,512.35			\$13,605.98
Recoverable Depreciation			\$7,093.63				

Total Loss & Claim		\$18,605.98	\$13,605.98
Total Recoverable Depreciation	\$7,093.63		

A copy of this document does not constitute a settlement of this claim. The above figures are subject to insurance company approval.

Accepted by _____

 BRUSH. Brush Claims

P.O. Box 5089
Georgetown, TX 78627
Toll Free: (800) 416-1773/(512) 668-5216
Fax: (512) 688-5220
www.brushclaims.com

Insured: Gloria Mata
Property: 209 S College Street
Waxahachie, TX 75165

Claim Rep.: Austin J. Enty, CPCU

Business: (214) 883-9888
E-mail: austinenty8@gmail.com

Estimator: Austin J. Enty, CPCU

Business: (214) 883-9888
E-mail: austinenty8@gmail.com

Claim Number: 24000941

Policy Number: PAV0386887

Type of Loss: Hail

Date Contacted: 3/2/2024 12:00 AM

Date of Loss: 9/24/2023 12:00 AM

Date Inspected: 3/5/2024 12:00 AM

Date Received: 3/2/2024 12:00 AM

Date Entered: 3/6/2024 11:49 AM

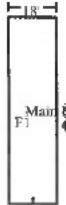
Price List: TXDF8X_MAR24
Restoration/Service/Remodel

Estimate: BRU_MATA_MAR_24

P.O. Box 5089
Georgetown, TX 78627
Toll Free: (800) 416-1773/(512) 668-5216
Fax: (512) 688-5220
www.brushclaims.com

BRU_MATA_MAR_24

Main Level



Main Roof

1260.00 Surface Area
176.00 Total Perimeter Length

12.60 Number of Squares

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
3. Scarify Sprayed Polyurethane Foam Roofing (SPF) Includes Parapet	1,576.00 SF	1.41	183.33	2,405.49	(0.00)	2,405.49
1. Sprayed Polyurethane Foam Roofing (SPF)	1,576.00 SF	8.91	1,158.48	15,200.64	(7,093.63)	8,107.01
4. Remove Additional charge for high roof (2 stories or greater)	12.60 SQ	5.84	6.07	79.65	(0.00)	79.65
6. Additional charge for high roof (2 stories or greater)	12.60 SQ	21.11	21.94	287.93	(0.00)	287.93
Totals: Main Roof			1,369.82	17,973.71	7,093.63	10,880.08
Total: Main Level			1,369.82	17,973.71	7,093.63	10,880.08

Debris Removal

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
7. Dumpster load - Approx. 12 yards, 1-3 tons of debris	1.00 EA	385.50	31.80	417.30	(0.00)	417.30
Totals: Debris Removal			31.80	417.30	0.00	417.30

Labor Minimums Applied

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
5. Roofing labor minimum	1.00 EA	198.59	16.38	214.97	(0.00)	214.97
Totals: Labor Minimums Applied			16.38	214.97	0.00	214.97
Line Item Totals: BRU_MATA_MAR_24			1,418.00	18,605.98	7,093.63	11,512.35

P.O. Box 5089
Georgetown, TX 78627
Toll Free: (800) 416-1773/(512) 668-5216
Fax: (512) 688-5220
www.brushclaims.com

Grand Total Areas:

0.00 SF Walls	0.00 SF Ceiling	0.00 SF Walls and Ceiling
0.00 SF Floor	0.00 SY Flooring	0.00 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	0.00 LF Ceil. Perimeter
0.00 Floor Area	0.00 Total Area	0.00 Interior Wall Area
0.00 Exterior Wall Area	0.00 Exterior Perimeter of Walls	
1,260.00 Surface Area	12.60 Number of Squares	176.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

P.O. Box 5089
Georgetown, TX 78627
Toll Free: (800) 416-1773/(512) 668-5216
Fax: (512) 688-5220
www.brushclaims.com

Summary for Building

Line Item Total	17,187.98
Comm. Rpr/Remdl Tax	1,418.00
Replacement Cost Value	\$18,605.98
Less Depreciation	(7,093.63)
Actual Cash Value	\$11,512.35
Less Deductible	(5,000.00)
Net Claim	\$6,512.35
Total Recoverable Depreciation	7,093.63
Net Claim if Depreciation is Recovered	\$13,605.98

Austin J. Enty, CPCU

P.O. Box 5089
Georgetown, TX 78627
Toll Free: (800) 416-1773/(512) 668-5216
Fax: (512) 688-5220
www.brushclaims.com

Recap of Taxes

	Comm. Rpr/Remdl Tax (8.25%)	Manuf. Home Tax (5%)
Line Items	1,418.00	0.00
Total	1,418.00	0.00

P.O. Box 5089
Georgetown, TX 78627
Toll Free: (800) 416-1773/(512) 668-5216
Fax: (512) 688-5220
www.brushclaims.com

Recap by Room

Estimate: BRU_MATA_MAR_24

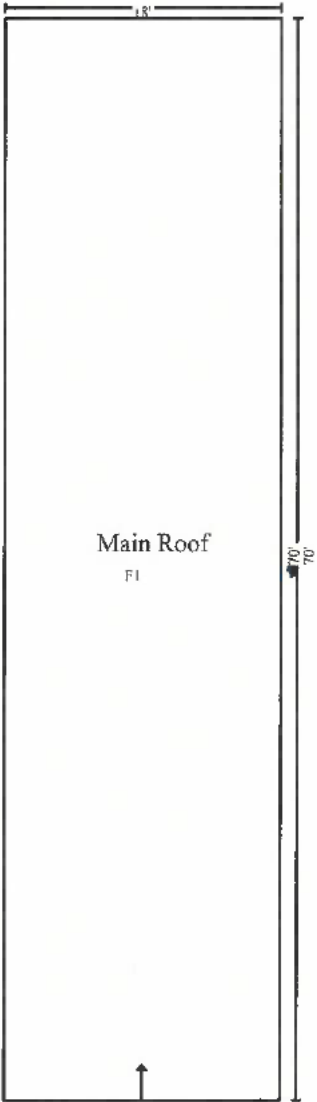
Area: Main Level

Main Roof	16,603.89	96.60%
Area Subtotal: Main Level	16,603.89	96.60%
Debris Removal	385.50	2.24%
Labor Minimums Applied	198.59	1.16%
Subtotal of Areas	17,187.98	100.00%
Total	17,187.98	100.00%

P.O. Box 5089
Georgetown, TX 78627
Toll Free: (800) 416-1773/(512) 668-5216
Fax: (512) 688-5220
www.brushclaims.com

Recap by Category with Depreciation

Items	RCV	Deprec.	ACV
GENERAL DEMOLITION	459.08		459.08
ROOFING	16,728.90	6,553.01	10,175.89
Subtotal	17,187.98	6,553.01	10,634.97
Comm. Rpr/Remdl Tax	1,418.00	540.62	877.38
Total	18,605.98	7,093.63	11,512.35



Main Level

ESTIMATE

Gurr Brothers of Dallas - Roofing
1710 E Germann Rd,
Suite 10
Chandler, AZ 85286
(971) 295-2909

Sales Representative
Cory Casey
cory@gurrbrothers.com



GURR BROTHERS
CONSTRUCTION

Gloria Mara
209 S College St
Waxahachie, TX

Estimate #	20114
Date	5/15/2024

Item	Description	Qty	Price	Amount
Full Roof Replacement TPO	To replace entire roof, Insulation, and structure underneath.	25.00	\$1,050.00	\$26,250.00

Sub Total	\$26,250.00
Total	\$26,250.00

PLEASE BE ADVISED

10 Year Labor Warranty
20 Year Manufacture Warranty

ESTIMATE

K&H
110 E Franklin St.
Waxahachie, TX 75165
(972) 351-4822

Sales Representative
Eric Garza
(469) 285-2559
eric@khgeneralcontractingandroofing.com



Gloria Mata
Job #2612 - Gloria Mata
209 S College St
Waxahachie, TX 75165

Estimate #	2287
Date	4/5/2024

Item	Description	Qty	Amount
Roof Replacement	20 sq 6% waste Mill hide TPO replace all rotted decking. comes with a 10 year warranty. Remove 2 layers 1 inch of foam and an inch of mill top.	1.00	\$24,710.21

Sub Total	\$24,710.21
Total	\$24,710.21

SPECIAL INSTRUCTIONS

Gloria Mata



STILLER ROOFING

3502 N. Hwy. 77
Waxahachie, TX 75165

Client: Gloria Mata
Property: 209 S College St
Waxahachie, TX 75165

Home: (469) 285-9933

Operator: MSTILLER

Estimator: Mike Stiller
Company: Stiller Roofing & Remodeling
Business: 3502 N. Hwy. 77
Waxahachie, TX 75165

Business: (972) 935-2108
E-mail: mstiller@stillerroofing.com

Type of Estimate: Hail
Date Entered: 3/19/2024
Date Est. Completed: 3/19/2024

Date Assigned:
Date Job Completed:

Price List: TXDF8X_MAR24
Labor Efficiency: Restoration/Service/Remodel
Estimate: GLORIA_MATA



STILLER ROOFING

3502 N. Hwy. 77
Waxahachie, TX 75165

GLORIA_MATA

Roof

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Tear off, haul and dispose of 4 ply built-up roofing	15.76 SQ	81.25	0.00	105.64	1,386.14
*Item to remove old roof down to deck. Has built up layers underneath foam roofing					
2. Insulation - ISO board, 4.5"	16.00 SQ	0.00	415.00	547.80	7,187.80
*Install 4.5" of GAF ISO insulation board to meet R25 rating					
3. Rubber roofing - Mechanically attached - 60 mil	20.00 SQ	0.00	455.00	750.75	9,850.75
*GAF 60 mil TPO with 20 year NDL Warranty					
4. R&R Drip edge - PVC/TPO clad metal	22.00 LF	0.36	7.28	13.86	181.94
*Edge metal along the back side of the building, behind the gutters					
5. R&R Gutter / downspout - box - galvanized - 7" to 8"	48.00 LF	0.55	19.96	81.22	1,065.70
*Old gutters have to come off at edge of roof					
6. R&R Exhaust cap - through roof - 6" to 8"	1.00 EA	9.92	105.11	9.49	124.52
7. R&R Steel wall coping	162.00 LF	0.00	20.00	267.30	3,507.30
*Metal cap required on both walls and front of building					
Totals: Roof				1,776.06	23,304.15

Debris Removal

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
8. Dumpster load - Approx. 40 yards, 7-8 tons of debris	1.00 EA	685.93	0.00	56.59	742.52
Totals: Debris Removal				56.59	742.52

Skytrack

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
9. Telehandler/forklift and operator	16.00 HR	0.00	147.57	194.79	2,555.91
*Skytrack needed to lift old materials off the roof and new materials on to the roof					
Totals: Skytrack				194.79	2,555.91



STILLER ROOFING

3502 N. Hwy. 77
Waxahachie, TX 75165

Line Item Totals: GLORIA_MATA	2,027.44	26,602.58
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STILLER ROOFING

3502 N. Hwy. 77
Waxahachie, TX 75165

Summary

Line Item Total	24,575.14
Comm. Rpr/Remdl Tax	2,027.44
Replacement Cost Value	\$26,602.58
Net Claim	\$26,602.58

Mike Stiller





(6)

Memorandum

To: Tax Increment Reinvestment Zone (TIRZ) No. 1 Board
From: Eleana Tuley, AICP, Downtown Redevelopment & Historic Preservation Manager
Thru: Warren Kettelman, Senior Director of Economic Development
Date: May 21, 2024
Re: Consider a Downtown Building Improvement Program Grant Application for 200 S. Rogers

Applicant: Al Mack, Owner, Big Al's Down the Hatch

Property Address: 200 S. Rogers Street

Request: The Applicant requests a 50 percent match for the roof replacement cost at 200 S. Rogers Street. The Downtown Building Improvement Program (DBIP) Grant offers a 50/50 match up to \$50,000 for improvement costs. Any additional funds beyond \$50,000 will be at the discretion of the TIRZ Board. The Applicant is not claiming the roof on insurance and is paying the full cost out of pocket. The Applicant has provided staff with three estimates for the roof replacement costs. The Applicant has provided quotes for a TPO roof.

Conditions of Approval:

- The Applicant shall apply for all required permits from the City in accordance with the City's applicable rules and regulations governing such permits.
- The project must be completed within a year of approval unless the TIRZ Board grants an extension.
- The Applicant shall submit a final invoice to the Downtown Manager after the work is completed.

- Grant funding will be dispersed after the project has been completed and inspected by the City's Building Department and Downtown Manager.
- The Applicant is subject to the rules and regulations disclosed in the DBIP Grant application.

Attachments:

- DBIP Grant Application
- Roof Cost Estimates

DOWNTOWN BUILDING IMPROVEMENT GRANT APPLICATION

Supported by the City of Waxahachie and Waxahachie Main Street Program

APPLICANT INFORMATION:

Building Owner: AL MACK Date: 3-21-24
Tenant (if applicable): _____
Mailing Address: 200 S. Rogers St #3
Building Address: 200 S. Rogers St
Contact Name(s): AL MACK
Contact Phone Number: _____ Email: _____

BUILDING INFORMATION:

Physical Address: 200 S. Rogers St.
Property Legal Description: _____
Year of Construction: 1978 Number of Stories: 3
Building Space Type (check one):
☒ Commercial ☐ Retail ☒ Restaurant ☒ Office ☐ Other

Details of planned improvements: (attach additional pages if necessary)

Roof Replacement

ATTACH THE FOLLOWING REQUIRED DOCUMENTS:

- Scaled drawings/plans of proposed work and description of materials to be used
- Photos of current building conditions
- Copy of current commercial property insurance policy
- Licensed Contractor quotes/bids (minimum of 3 proposals unless the work is self-contracted)

(1) Contractor name: _____

Cost Estimate: \$ _____

SEE Attached

(2) Contractor name: _____

Cost Estimate: \$ _____

(3) Contractor name: _____

Cost Estimate: \$ _____

Quotes/bids submitted by an applicant must be current and dated no earlier than sixty (60) days prior to the application request. Quotes/bids shall be submitted on the contractor's or project architect's letterhead and shall contain the contractor's name, address, and telephone number.

Total Cost of Building Improvement Project: \$ 90,000

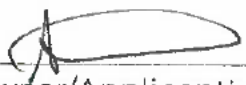
Total Grant Amount Requested: \$ 45,000

DOWNTOWN BUILDING IMPROVEMENT AGREEMENT FORM

I, AC MACK, fully understand the Downtown Building Improvement Program procedures and details established by the City of Waxahachie. I intend to use this program for the aforementioned planned improvement to forward the efforts of downtown revitalization and overall aesthetic improvement of the downtown area. I affirm and understand that:

- a) The information submitted herein is true and accurate to the best of my knowledge.
- b) I have read and understand the City of Waxahachie's Downtown Building Improvement Project Guidelines and agree to be bound by and abide by these conditions.
- c) I understand that approval of a Downtown Building Improvement grant shall be communicated to the applicant in writing by the City of Waxahachie via a Downtown Building Improvement Commitment Letter.
- d) I understand that receipt of a Downtown Building Improvement Commitment Letter from the City of Waxahachie does not constitute application or approval for a City of Waxahachie building permit.
- e) I understand that any changes made to the approved building improvements without the approval of the selection committee will be cause for the City of Waxahachie to withdraw its funding commitment.

Rogers + Franklin LLC
Business/Organization Name

 3-21-24
Property Owner/Applicant's Signature Date

CITY OF WAXAHACHIE DOWNTOWN BUILDING IMPROVEMENT PROGRAM

This Agreement is by and between the City of Waxahachie, (hereinafter referred to as "CITY"), and AL MACK, (hereinafter referred to as "Grant Recipient"), property owner of 200 S. Rogers St (property address) located in the Waxahachie Downtown Historic Overlay (WDHO).

As part of the City's Downtown Building Improvement Program, both parties agree that this program makes Downtown more attractive and accessible, increasing the economic vitality of the buildings, increasing sales tax and property values, while preserving and enhancing Waxahachie's architectural and cultural history.

The Grant Recipient agrees and accepts funding as part of this Downtown Building Improvement Program. The Grant Recipient shall complete all work in the scope approved by the grant selection committee. The Grant Recipient shall complete all extra work in connection therewith. All work and materials shall be in strict conformity with the specifications submitted by the Grant Recipient to the City. The substantial completion of the work shall not excuse the Grant Recipient from performing all the work undertaken, whether of a minor or major nature, and thereby completing the project in accordance with the grant program guidelines and scope of work. Grant Recipient shall perform all work required for final completion of the planned improvement prior to obtaining the Grant, to the satisfaction of the City.

Signature: 

Printed name: AL MACK

Title: OWNER

Date: 3-21-24



Armour Roofing & Contracting

Estimate

For: Al Mack
[REDACTED]
200 S Rogers St
Waxahachie, TX, 75165-3670

Estimate No: 131
Date: 05/03/2024

Description	Quantity	Rate	Amount
TPO Membrane 60mil tpo membrane	12	\$1,033.84	\$12,406.08
ISO board 2 LAYERS 2.2" POLYISO BOARD	510	\$43.10	\$21,981.00
Iso and TPO plates	8	\$220.00	\$1,760.00
Screws	11	\$280.00	\$3,080.00
TPO Cleaner	4	\$185.88	\$743.52
Tbar	45	\$22.35	\$1,005.75
TPO Roofing Labor INSTALL NEW INSULATION AND COMPLETE TPO ROOF SYSTEM	95	\$250.00	\$23,750.00
Demo existing roof Demo existing roof Includes haul off and dump fees	95	\$55.00	\$5,225.00
TPO Glue	2	\$203.22	\$406.44
Sealant MH WATER-CUT-OFF	20	\$35.00	\$700.00
Site Equipment LIFT FOR MATERIALS	3	\$850.00	\$2,550.00

Subtotal	\$73,607.79
Total	\$73,607.79

Total	\$73,607.79
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Armour Roofing &
Contracting

Client's signature



Sustainable KW, LLC
740 Isom Rd
San Antonio, TX 78216
Phone: (210) 900-1999

02/26/2024

Company Representative
mm
mm@sustainablekw.com

Big Al's
Big Al's Down the Hatch
200 S Rogers St
Waxahachie, TX 75165

Job: Big Al's

Roofing Section

- TPO single ply roof installation overlay existing roof
 - Clean, Spud and prep surface of existing flat roof to a smooth, bondable surface for application of single ply membrane. This procedure will save the existing roof insulation and make TPO bondable.
 - Install one layer of 1" polyisocyanurate insulation (ISO), using manufacturers specifications
 - Install White 60mil reinforced TPO membrane
 - install new flashings for pipe jacks and vents
 - includes full cleanup and debris removal
- There are no verbal agreements. All discounts have been provided.

	Qty	Unit
TPO		
White 60mil reinforced TPO membrane	102.30	SQ
4 inch polyisocyanurate board	97.65	SQ
Man Lift	1.00	EA
Per Day Rental		
Fastening Hardware	93.00	SQ
Labor		
TPO Labor	97.65	SQ
Warranty		
TPO Warranty	1.00	EA
TPO single ply 20 year warranty - includes labor and material		
Plywood 4x8 1/2"	6.00	EA
6 sheets of new decking included. Any additional plywood needed is 45/sheet		
		\$101,313.64

Sub Total	\$101,313.64
Tax	\$2,583.08
TOTAL	\$103,896.72



BID PROPOSAL NO. 4-2024

790 S. Interstate 35 East
Lancaster, Texas 75146
Office...972.274.5277
Cell.....972.921.6116
Cell.....469.628.1851
Fax.....972.274.5277
empiredproofing@att.net

Owner's Name: AL MACK	Owner's Address: 200 S RODGERS ST	
Owner's City, State, Zip: WAXAHACHIE TX 75165	Owner's Phone:	Owner's Alt. Phone:
Project Name & Address: BIG AL'S 200 S RODGERS ST		Email:

a. **Scope of Work:** EDP Roofing hereby submits the following specifications and estimates:

REMOVE/REPLACE ROOF SYSTEM

20 YEAR ROOF SYSTEM

1. PROVIDE CRANE TO LOAD AND UNLOAD EQUIPMENT AND MATERIALS (2 DAYS START/FINISH)
2. REMOVE EXISTING TPO MEMBRANE ONLY, LEAVING THE EXISTING INSULATION IN PLACE (105 SQ)
3. INSTALL MECHANICALLY ATTACHED 1" POLY-ISO INSULATION COVER BOARD OVER EXISTING INSULATION (105 SQ)
4. INSTALL MECHANICALLY ATTACHED 1/2" OSB PLYWOOD OVER EXISTING PARAPET WALLS TO CREATE A SMOOTH BONDING SURFACE (15 SQ)
5. INSTALL NEW 20 YEAR FULLY ADHERED 60 ML TPO ROOF SYSTEM OVER NEW POLY-ISO INSULATION (105 SQ)
6. INSTALL NEW PIPE BOOTS, PITCH POCKETS, AND COUNTER FLASHING AROUND ALL PLUMBING STACKS , ELECTRICAL LINE, AND A/C LINE SETS AS NEEDED
7. INSTALL TERMINATION BAR ALONG TOPS OF ALL PARAPET WALL FLASHING (350 L/F)
8. REMOVE EXISTING ROOF ACCESS COVER AND INSTALL A NEW ROOF HATCH DOOR
9. CLEAN UP AND REMOVE ALL ASSOCIATED DEBRIS
10. ISSUE 5 YEAR WORKMANSHIP WARRANTY FROM EDP ROOFING LLP
11. ISSUE 20 YEAR MANUFACTURE WARRANTY FROM

THIS LIST OF SPECIFICATIONS MAY BE CONTINUED ON SUBSEQUENT PAGES (SEE PAGE NUMBER BELOW)

b. **Not Included:** This proposal does not include ANY NEEDED WORK OTHER THAN LOW SLOP ROOFING , INCLUDING BUT NOT LIMITED TO ELECTRICAL, PLUMBING , A/C , OR SIGNAGE . ALL NEEDED DECK REPAIRS WILL BE A CHANGE ORDER AS NEEDED

c. **WE PROPOSE** to furnish material, equipment and labor in accordance with the above specifications for the sum of:

\$102,500.00 dollars

NOTE: This proposal may be withdrawn if not accepted within
30 days from 2/22/2024

date

Respectfully submitted by: _____
Company Representative

d. **WE ACCEPT** the prices, specifications, and terms as stated in this bid proposal are approved. We authorize you to draw up all necessary contract documents so work can begin.

approved and accepted (owner or owner's authorized agent)

date

approved and accepted (second owner - if any)

date



(7)

Memorandum

To: Tax Increment Reinvestment Zone (TIRZ) No. 1 Board
From: Eleana Tuley, AICP, Downtown Redevelopment & Historic Preservation Manager
Thru: Warren Kettelman, Senior Director of Economic Development
Date: May 21, 2024
Re: Consider funding request for building improvements for 200 S. Rogers Street

Applicant: Al Mack, Owner, Big Al's Down the Hatch

Property Address: 200 S. Rogers Street

Request: The Applicant completed several improvements to the building from June to September 2023 and is requesting complete reimbursement for the cost (\$26,478.86). The work improvements consisted of asbestos abatement (\$3,964.90), installing and repainting new window molding (\$12,475.00), and minor roof repairs (\$10,038.96).

The TIRZ Board may award funding aligning with the Downtown Building Improvement Program Grant or as they see fit. The grant offers a 50/50 match for improvement costs up to \$50,000. The applicant has submitted invoices for the completed work.

Attachments:

- Invoices for Completed Work

Ashlyn Construction LLC

681 Eastgate ste J
Midlothian, TX 76065
972-689-3495
kevin@ashconpro.com

Invoice**BILL TO**

Rogers Franklin LLC

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1155	05/16/2023	\$1,037.00	06/01/2023	Due on receipt	

P.O. NUMBER

Asbestos Survey

ACTIVITY	QTY	RATE	AMOUNT
Sales Asbestos survey for 200 S Rogers Suite 103	1	1,037.00	1,037.00

BALANCE DUE

\$1,037.00

1203 Crestdell Dr.
Duncanville, Texas 75137

Date	Invoice #
8/8/2023	2053-23

Bill To
The Ashtyn Group LLC Kevin Tidwell 681 Eastgate Unit J Midlothian, Texas 76065

Ship To
The Ashlyn Group LLC
Kevin Tidwell
681 Eastgate Unit J
Midlothian, TX 76065

Terms	P.O. No.	Consultant	Start Date	End Date	Project #
Due on receipt		Alpha Enviro...	06/05/2023	06/05/2023	

[illegible]

If you have any questions please contact: Ismelda Sarmiento (972) 780-5567

E-mail **fastsolutionsenviro@gmail.com**

Invoice

81523

Client Information: Al Mack

Job Information: 200 S Rogers St. Waxahachie, Texas..

Description of work:

1	Demo existing exterior crown on top of windows and doors. Repair and reseal. Install new wood and molding. Prep and paint new molding. Seal around windows. Reseal door threshold. Touch up paint.	\$12,475.00
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Bid includes labor and materials.

9/29/2021

Invoice : \$ 12,475.00

P.P.C.

Construction
LLC

Reuben Pantoja: 817-929-9513
rppcconstruction@gmail.com
PO Box 56.
Maypearl Tx 76064