

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 ***Wednesday, June 5, 2024 at 2:00 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 meeting of May 21, 2024
4. Consider a Downtown Building Improvement Program Grant Application for 200 S. Rogers Street
5. Consider funding request for building improvements for 200 S. Rogers Street
6. 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 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 Present: Billie Wallace, Mayor, Chairman
Shane Henry, Vice Chairman
Al Mack
Mike Lee

Members Absent: Brett Hess
Randy Vineyard
Brad Yates

Others Present: Michael Scott, City Manager
Albert Lawrence, Deputy City Manager
Jami Bonner, Assistant City Secretary

1. Call to Order

Chairman Billie Wallace called the meeting to order.

2. Public Comments

None.

3. Approval of minutes of the Tax Increment Reinvestment Zone No. 1 meetings of October 9, 2023 and March 27, 2024

Action:

Mike Lee moved to approve the minutes of the Tax Increment Reinvestment Zone No. 1 meetings of October 9, 2023 and March 27, 2024. Motion was seconded by Al Mack and carried unanimously (4-0).

4. Consider a Downtown Building Improvement Program Grant Application for 217 E. Main Street

The Item was presented by Eleana Tuley and applicant Greg Nehib requested approval of a 50% match to replace the existing awning with the same materials at 217 E. Main Street.

Action:

Mike Lee moved to approve a Downtown Building Improvement Program grant request for 217 E. Main Street in the amount of \$4,233.29. Motion was seconded by Al Mack and carried unanimously (4-0).

5. Consider a Downtown Building Improvement Program Grant Application for 209 S. College Street

The Item was presented by Eleana Tuley and applicant Gloria Mata requested approval of a 50% match for a roof replacement at 209 S. College Street. The roof is currently a foam and asphalt roof, but the applicant is planning for a Thermoplastic Polyolefin roof.

Action:

Shane Henry moved to approve a Downtown Building Improvement Program grant request for 209 S. College Street in the amount of \$12,996.60. Motion was seconded by Mike Lee and carried unanimously (4-0).

6. Consider a Downtown Building Improvement Program Grant Application for 200 S. Rogers Street

No action taken. Item 6 will be considered at a future meeting.

Action:

7. Consider funding request for building improvements for 200 S. Rogers Street

No action taken. Item 7 will be considered at a future meeting.

Action:

8. Adjourn

There being no further business, the meeting adjourned at 3:20 pm.

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: June 5, 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

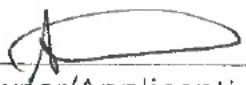
Total Grant Amount Requested: \$ 45,000

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

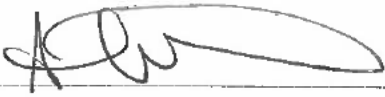
 3-21-24
Property Owner/Applicant's Signature Date

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



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



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



(5)

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: June 5, 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

Fast Solutions Environmental, LLC

1203 Crestdell Dr.
Duncanville, Texas 75137

Invoice

Date	Invoice #
8/8/2023	2053-23

Bill To
The Ashlyn 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	

Description	Amount
Asbestos Abatement - 200 S. Roger St., Wax, Texas 75165, Suite 103	2,800.00
Late Fee of 1.5% as of 07/05/2023 (Per our Asbestos Abatement Proposal)	42.00
Late Fee of 1.5% as of 08/05/2023 (Per our Asbestos Abatement Proposal)	42.63
Late Fee of 1.5% as of 09/05/2023 (Per our Asbestos Abatement Proposal)	43.27
Thank you for your business.	
Total	
\$2,927.90	

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

Armour Roofing & Contracting

1122 W Main St
Waxahachie, TX, 75165-2236
Chris@armourroofingco.com
www.ArmourRoofingCo.com
469-612-6189



Invoice

Invoice No: 000230
Date: 08/14/2023
Terms: NET 0
Due Date: 08/14/2023

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

Description	Quantity	Rate	Amount
Demo existing roof	2	\$455.00	\$910.00
Demo existing roof			
Includes haul off and dump fees			
Materials	1	\$5,033.96	\$5,033.96
5/8" Decking			
GAF StormGuard Ice and water shield			
Decra Villa Tile Capri			
Decra Tile Hip & Ridge			
Decra Ridge Vent			
Decra Climaseal Screws			
Decra 1.5" Screws			
Decra Bridstop Eave / Ridge			
Copper for cap			
Labor	1	\$4,095.00	\$4,095.00
Install 5/8" decking over existing roof			
Install StormGuard Ice & Water Shield			
Install Decra Villa Tile System			
Custom Make and Install Copper Cap			

Payment Instructions

Please make Checks Payable to Armour roofing & contracting.

Subtotal \$10,038.96
Total \$10,038.96
Paid \$0.00

 Pay Now



Invoice2go
from bill

VISA



Bank

Balance Due \$10,038.96