

AMENDED AGENDA

A Special Meeting of the Waxahachie Community Development Corporation (WCDC) to be held in the Hatchet Conference Room at the Charles Beatty Municipal Services Building, 408 S. Rogers, Waxahachie, Texas on ***Tuesday, November 12, 2024 at 3:00 p.m.***

Board Members: Jim Phillips, President
Elizabeth Tull, Vice President
Billie Wallace, Mayor
Bob Lynn
Melissa Ballard
Andrew Henderson
Vacant

Ex-Officio Members: Amber Villarreal, City Secretary
Chad Tustison, Senior Director of Finance
Kevin Strength, President/CEO Chamber of Commerce

1. Call to Order
2. Hear presentation on WCDC Budget
3. Consider supplemental appropriation from the Waxahachie Community Development Corporation for the purchase of real properties located adjacent to Railyard Park and Boyce Feed & Grain Store
4. Discuss the mission and vision statement of the WCDC
5. Adjourn

The Board of Directors of the Waxahachie Community Development Corporation 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-RELAYTX.

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.***



(3)

Memorandum

To: Waxahachie Community Development Corporation
From: Gumaro Martinez, Executive Director of Parks & Leisure Services
Thru: Michael Scott, City Manager
Date: November 12, 2024
Re: Consider Supplemental Appropriation from the Waxahachie Community Development Corporation for the Purchase of Real Property

Motion: "I move to approve a supplemental appropriation from the Waxahachie Community Development Corporation unreserved fund balance for the purchase of two parcels of land located on South College Street with ECAD Property IDs of 171150 and 171141 for a combined purchase price of \$75,000 plus any closing and/or survey costs as necessary, as well as, the purchase of approximately 2 acres of land located at 441 South College Street with ECAD Property ID of 171143 at a purchase price of \$3.50 per square foot plus any closing and survey costs as necessary; and authorize the City Manager to negotiate and execute the purchase contract and any other required documents as necessary to acquire the properties."

Item Description: Consider a supplemental appropriation from the Waxahachie Community Development Corporation (WCDC) unreserved fund balance for the purchase of real properties located adjacent to Railyard Park and Boyce Feed & Grain Store.

Item Summary: On November 4, 2024, the City Council held an Executive Session to discuss purchasing three properties from Andy Lucas, owner of Boyce Feed & Grain Store. The council approved a motion authorizing the City Manager to negotiate and execute the purchase contract and necessary documents.

Mr. Lucas has agreed to sell the following properties to the City (as shown on attached Exhibit - A):

- Lot D – Property ID: 171150 / 0.156 acres of improved parking lot
- Lot E – Property ID: 171141 / 0.091 acres of improved parking lot
- Unimproved Site – Property ID: 171143 / Approx. 2.0 acres of raw land

The agreed purchase price for Lots D and E are \$75,000 combined plus any closing and/or survey costs, and for the unimproved site, it is \$3.50/square foot, plus any closing and/or survey costs. The unimproved site will require a survey to define the boundaries and determine the actual acreage to establish a purchase price based on the agreed-upon price per square foot.

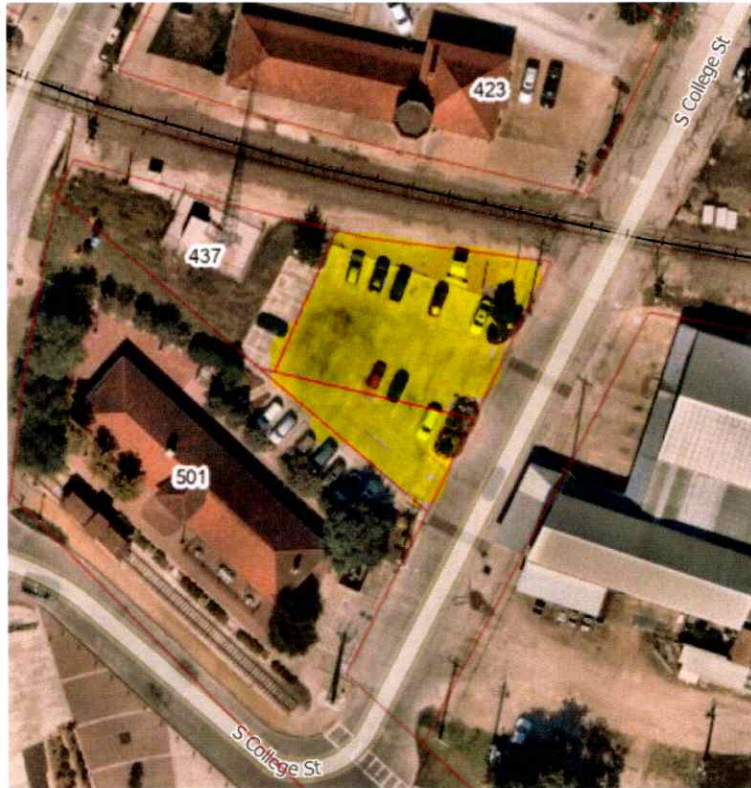
The properties will be used for the parking lot at the City-owned building that is leased by Fresh Market Coffee and a future project that will include a roadway connecting South College Street and South Flat Street. The project will also include an additional parking lot and food truck location for Railyard Park as well as sidewalk connectivity from South Flat Street to Railyard Park.

Fiscal Impact: The WCDC unreserved fund balance for FY24-25 has sufficient capacity to fund the supplemental appropriation. The appropriation would increase account 208-000-57100 - Land.

If approved by the WCDC Board, use of the WCDC funds for this purchase will require ratification by the City Council at a future meeting.

Exhibit – A

Lot D - Property ID: 171150 and Lot E - Property ID: 171141



Unimproved Land - Property ID: 171143

