

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 20, 2025*** at ***3:00 p.m.*** in the Mean Green 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 June 5, 2024
4. Consider a Funding Request from the TIRZ Fund for Building Improvements for 201 S. College Street
5. Consider a Downtown Building Improvement Program Grant Application for 114 S. Rogers Street
6. Consider a Funding Request from the TIRZ Fund for Public Infrastructure Improvements for 114 S. Rogers Street
7. Consider a Funding Request from the TIRZ Fund for Downtown Improvements
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 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 Present: Billie Wallace, Mayor, Chairman
Brett Hess
Al Mack
Randy Vineyard
Brad Yates
Mike Lee

Member Absent: Shane Henry, Vice Chairman

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 meeting of May 21, 2024

Action:

Mike Lee moved to approve the minutes of the Tax Increment Reinvestment Zone No. 1 meeting of May 21, 2024. Motion was seconded by Brett Hess and carried unanimously (5-0).

{Randy Vineyard arrived at 2:05 p.m.}

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

The Item was presented by Downtown Redevelopment & Historic Preservation Manager Eleana Tuley. Ms. Tuley explained the Downtown Building Improvement Program (DBIP) Grant offers a 50/50 match up to \$50,000 for improvement costs. Applicant Al Mack requested a 50% match for the cost of replacing the roof at 200 S. Rogers Street. Mr. Mack provided three quotes and noted he chose the quote totaling \$73,607.79. The following conditions of approval were noted:

- 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 in completed.

Action:

Mike Lee moved to approve a Downtown Building Improvement Program Grant in the amount of \$36,800 for a roof replacement at 200 S. Rogers Street subject to the conditions of approval. Motion was seconded by Brad Yates and carried unanimously (5-0) with Al Mack abstaining.

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

The Item was presented by Ms. Tuley. Applicant Al Mack requested reimbursement for improvements including asbestos abatement, installing and repainting new window molding, and minor roof repairs totaling \$26,478.86. Ms. Tuley noted that the improvements have been completed thus the request is not eligible for the DBIP Grant program and any reimbursement for this request is at the discretion of the TIRZ Board.

Action:

Brett Hess moved to approve a 50 percent reimbursement in the amount of \$13,239.43 for completed improvements to 200 S. Rogers Street. Motion was seconded by Randy Vineyard and carried unanimously (5-0) with Al Mack abstaining.

6. Adjourn

Board members requested the following to be presented at the next TIRZ Board meeting.

- Review of TIRZ map
- Review certified TIRZ tax roles
- Data on funds granted per property

There being no further business, the meeting adjourned at 2:27 p.m.

Respectfully submitted,

Jami Bonner
Assistant City Secretary



Memorandum

To: Tax Increment Reinvestment Zone (TIRZ) No. 1 Board
From: Eleana Tuley, AICP, Downtown Redevelopment & Historic Preservation Manager
Thru: Gumaro Martinez, Executive Director of Parks & Leisure Services
Date: May 20, 2025
Re: Consider a Funding Request from the TIRZ Fund for Building Improvements for 201 S. College Street

Recommended Motion: "I move to approve funding from the TIRZ fund in the amount of \$18,000.00 for the building improvements at 201 S. College Street, and authorize the City Manager to execute all documents as necessary."

Item Description: Consider authorizing funding from the TIRZ fund in the amount of \$18,000.00 for the building improvements at 201 S. College Street.

Item Summary: On Saturday, March 8, 2025, the Ellis County Museum sustained significant hail damage to the roof, windows, stained glass, and tin globes. The Applicant has filed an insurance claim to cover the cost of repairs. To help offset expenses, the Applicant is requesting \$18,000 in funding to cover 50 percent of the \$36,000 insurance deductible. This funding request aligns with the Downtown Building Improvement Grant Program, which offers a 50/50 match for improvement costs up to \$50,000.

The Applicant has confirmed that all repairs will be completed in a historically appropriate manner and acknowledges that reimbursement of half the deductible will be provided after the deductible has been fully paid and the Applicant has supplied proof of payment to Staff.

Fiscal Impact: The \$18,000.00 would be funded by the TIRZ fund, which has sufficient capacity to fund the improvements.



Memorandum

To: Tax Increment Reinvestment Zone (TIRZ) No. 1 Board
From: Eleana Tuley, AICP, Downtown Redevelopment & Historic Preservation Manager
Thru: Gumaro Martinez, Executive Director of Parks & Leisure Services
Date: May 20, 2025
Re: Consider a Downtown Building Improvement Program Grant Application for 114 S. Rogers Street

Recommended Motion: "I move to approve funding from the TIRZ fund in the amount of \$16,000.00 for the improvements at 114 S. Rogers Street, and authorize the City Manager to execute all documents as necessary."

Item Description: Consider authorizing funding from the TIRZ fund in the amount of \$16,000.00 for the improvements at 114 S. Rogers Street.

Item Summary: The Applicant has submitted a request through the Downtown Building Improvement Grant Program for \$16,000, which represents 50 percent of the total project cost of \$32,000, to install a new grease trap for Prime 115.

The existing sewer line connected to the current grease trap is severely deteriorated and is no longer suitable for use. As a result, the Applicant plans to purchase and install a new grease trap to connect to a newer sewer line installed by the City. However, to connect to the sewer line, the restaurant must also obtain a new grease trap to comply with the city's updated grease trap requirements. Grease traps must be located either underground or within the building. The existing grease trap could not meet these requirements, as it cannot be accommodated underground or within the building. Therefore, a new grease trap is necessary to ensure compliance and the continued operation of the restaurant.

The Applicant has selected J&K Excavation LLC to complete the work, as the contractor will also complete the public infrastructure improvements needed for this project, which will be considered separately by the TIRZ board.

The project scope for this grant request encompasses the costs of installing a new grease trap and connecting it to the restaurant's internal plumbing.

As noted above, the grant request aligns with the Downtown Building Improvement Grant Program, which offers a 50/50 match for qualifying improvement costs up to \$50,000.

Fiscal Impact: The \$16,000.00 would be funded by the TIRZ fund, which has sufficient capacity to fund the improvements.



Memorandum

To: Tax Increment Reinvestment Zone (TIRZ) No. 1 Board
From: Eleana Tuley, AICP, Downtown Redevelopment & Historic Preservation Manager
Thru: Gumaro Martinez, Executive Director of Parks & Leisure Services
Date: May 20, 2025
Re: Consider a Funding Request from the TIRZ Fund for Public Infrastructure Improvements for 114 S. Rogers Street

Recommended Motion: "I move to approve funding from the TIRZ fund in the amount of \$12,900.00 for the public infrastructure improvements for 114 S. Rogers Street."

Item Description: Consider authorizing funding from the TIRZ fund in the amount of \$12,900.00 for the public infrastructure improvements for 114 S. Rogers Street.

Item Summary: This request is associated with the Downtown Building Improvement Grant request for Prime 115. The City of Waxahachie is requesting \$12,900 from the TIRZ fund to install a new manhole and connect the new grease trap for Prime 115 to the new sewer line. This work must be completed as soon as possible, as the existing sewer line currently serving the restaurant is severely deteriorated and must be taken out of service due to its advanced state of disrepair. The City aims to complete the work promptly to minimize disruption to the restaurant's operations.

Fiscal Impact: The funding request for \$12,900.00 would be funded by the TIRZ fund, which has sufficient capacity to fund the improvements.



Memorandum

To: Tax Increment Reinvestment Zone No. 1 Board
From: Eleana Tuley, AICP, Downtown Redevelopment & Historic Preservation Manager
Thru: Gumaro Martinez, Executive Director of Parks & Leisure Services
Date: May 20, 2025
Re: Consider a Funding Request from the TIRZ Fund for Downtown Improvements

Recommended Motion: "I move to approve funding from the TIRZ fund in the amount of \$46,800.34 for the projects as presented by staff, and authorize the City Manager to execute all documents as necessary."

Item Description: Consider authorizing funding from the TIRZ fund in the amount of \$46,800.34 for the downtown restroom and county courthouse improvement projects enhancing the aesthetics and safety of downtown.

Item Summary: The City of Waxahachie is in the process of renovating the Downtown Restrooms, initially budgeting \$36,600 for the project. However, an additional \$13,000 is being requested from the TIRZ Fund to complete the renovations. The project scope includes a full interior remodel of both the men's and women's restrooms, featuring new quartz flooring, fresh wall paint, anti-graffiti partitions, and upgraded stainless steel plumbing fixtures and accessories. All material selections were made with durability in mind, specifically chosen to withstand heavy use and minimize the impact of vandalism over time.

The City of Waxahachie partnered with Ellis County several years ago to install tree-mounted lighting around the courthouse lawn to enhance courthouse overall lighting and aesthetics. Over time, the light fixtures began to fail and detach from the trees, posing a safety risk to both the courthouse grounds and the public. As

a precaution, the City removed the existing fixtures. The City now plans to reinstall updated, modern, and energy-efficient lighting on the trees surrounding the courthouse lawn to replace the previous system. The estimated cost of the project is \$33,800.34. The project scope includes installing new, more discreet and organized wiring along with LED color-changing light fixtures designed to improve safety, efficiency, and visual appeal.

Fiscal Impact: The two funding requests totaling \$46,800.34 would be funded by the TIRZ fund, which has sufficient capacity to fund the improvements identified by staff.