

AGENDA

A regular 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, September 9, 2025 at 3:00 p.m.***

Board Members: Jim Phillips, President
 Melissa Ballard, Vice President
 Billie Wallace, Mayor
 Bob Lynn
 Andrew Henderson
 Erik Test
 Kevin Chester

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. ***Public Comments:*** Persons may address the Waxahachie Community Development Corporation on any issues. This is the appropriate time for citizens to address the Corporation on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Corporation 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 Waxahachie Community Development Corporation meeting of August 12, 2025
4. Consider funding request to supplement the events budget for the Ellis County Veterans Day Celebration and the Marine Corps Birthday Ball in the amount of \$6,590.00
5. Discuss and consider lighting alleyways in Downtown Waxahachie
6. 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.***

Waxahachie Community Development Corporation
August 12, 2025

A regular meeting of the Waxahachie Community Development Corporation (WCDC) was held in the Hatchet Conference Room at the Charles Beatty Municipal Services Building, 408 S. Rogers, Waxahachie, Texas on Tuesday, August 12, 2025 at 3:00 p.m.

Members Present: Jim Phillips, President
 Melissa Ballard, Vice President
 Billie Wallace, Mayor
 Bob Lynn
 Andrew Henderson
 Kevin Chester

Member Absent: Erik Test

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

Others Present: Ricky Boyd, Interim City Manager
 Albert Lawrence, Deputy City Manager
 Gumaro Martinez, Executive Director of Parks & Leisure Services
 Laurie Mosley, Director of Convention & Visitors Bureau
 April Ortiz, Civic Center Director
 Chris Seale, Horticulturist
 Kyle Cooper, Senior Director of Parks & Recreation
 Jami Bonner, Assistant City Secretary

1. Call to Order

President Jim Phillips called the meeting to order.

2. Public Comments

None.

3. Approval of minutes of the Waxahachie Community Development Corporation meeting of July 8, 2025

Action:

Andrew Henderson moved to approve minutes of the WCDC meeting of July 8, 2025. Motion was seconded by Kevin Chester and carried unanimously (6-0).

4. Consider funding request by the Waxahachie Downtown Merchants Association (WDMA) to support WDMA Events Budget

Shane Henry, WDMA representative, presented the item and requested a one-time allocation of \$18,500 to support the WDMA events budget. He provided data showing increased activity in the downtown area, attributing the growth to enhanced advertising and marketing efforts.

Action:

Waxahachie Community Development Corporation

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Kevin Chester moved to approve a request of \$18,500 from the WCDC General Fund. Motion was seconded by Melissa Ballard and carried (5-1) with Andrew Henderson voting in opposition.

5. Discuss and consider revised Waxahachie Community Development Corporation Fiscal Year 2026 Budget

Chad Tustison, Finance Director, presented the item and noted that since the FY2026 WCDC budget was approved at the July 8, 2025 meeting, an additional \$15,000 in sales tax revenue has been added to the total revenues. This update reflects an unexpected increase in the City's projected May sales tax collections. Mr. Tustison further explained that the City Council met during a Budget Work Session on August 4, 2025, and recommended updating the FY2026 WCDC budget to include the following expenditures:

- +\$8,100 (net) – Add 3% Cost of Living Adjustment and remove the previously approved 5% merit pay.
- + \$24,150 – Add phase 3 of furniture and fixtures at the Waxahachie Civic Center
- + \$50,000 – Add phase 5 of trash barrels and tables at the Waxahachie Sports Complex
- + \$65,000 – Add a fishing pad with railings and roof at the Waxahachie Sports Complex
- + \$30,000 – Add 2/3 of cost to extend the driveway at Railyard Park

The FY2026 ending balance is projected at \$7,146,172. After accounting for the minimum 25% revenue reserve, the WCDC's projected available balance for FY2026 is \$4,847,756.

Action:

Melissa Ballard moved to accept the Waxahachie Community Development Corporation revised Fiscal Year 2026 Budget as presented. Motion was seconded by Billie Wallace and carried unanimously (6-0).

6. Adjourn

President Phillips announced that the attorneys representing the Estate of Autry Stephens have responded to WCDC's letter, stating they are currently unable to consider the request due to the ongoing process of managing numerous properties within the estate. They noted that the request may be reconsidered at a later date.

There being no further business, the meeting adjourned at 3:26 p.m.

Respectfully submitted,
Jami Bonner, Assistant City Secretary



(4)

Marine Corps League Ellis County Detachment 1452

1001 W Main St / Waxahachie, TX 75165

August 15, 2025

Waxahachie Community Development Corporation
PO Box 757
Waxahachie, Texas 75168

Dear WCDC Members:

I am writing on behalf of the Ellis County Marine Corps League (MCL) Detachment (Det) #1452 and the Heroes Services Coalition, Inc. (HSC) to request \$6,590.00 to supplement the events budget. These funds will round out the budget for the Ellis County Veterans Day Celebration and the Marine Corps Birthday Ball, celebrating the 250th Birthday of the United States Marine Corps. The first event is already an enormous draw. The second event, to be held on the same weekend, will be the marquee event of the Veterans Day weekend and draw Marines, other veterans, and the general public to visit overnight, and not merely for a day. We believe this weekend can have an enormous local economic impact over time as the events grow in notoriety and prestige.

The majority of the cost for this event will be raised by ticketing, sponsorships, and Marine Corps League funding. This request is needed to close the gap and fully fund the event. The request will also preserve funds allocated towards support of our Detachment scholarship program for Ellis County students and veterans, and support veteran programs such as our ceremonial funeral honors. The honors are provided in instances where Reserve and Active Duty support has been reduced or eliminated.

The MCL Det is a non-profit, 501(c)4 organization sanctioned by the Congress to promote and maintain Marine Corps traditions, as well as engage the community, fostering continued American values and the ideas of community service. The Heroes Services Coalition is a non-profit, 501(c)19 organization with a 25-year tradition of holding one of the only Veterans Celebrations (The Ellis County Veterans Celebration) of its kind in the state.

These two organizations have impacted Ellis County veterans and residents over the last several years. In 2024 our Detachment served the community by commencing the sponsorship of the Toys for Tots program in 2020, providing for over 15,000 of the county's children. The Det supported the Veterans Day Celebration, with over 1000 guests from as far as the Houston metro area. The Ceremonial Honors Program supported numerous events and requests for funeral details and parade support.

These two specific events, the Marine Corps Birthday Ball and the Veterans Celebration, draw in patrons from the metroplex south of the I-20 corridor to as far south as the Houston metro area. The Ball is a premier black tie event for the veterans and residents of Ellis County. It is a grand celebration of Marine Corps' history and traditions, and is an opportunity for DFW residents to participate and visit the City of Waxahachie. The Veterans Celebration offers similar opportunities, attracting guests from a wide area.

A sum of \$6,590.00 will cover venue costs (Waxahachie Civic Center) for these two events, including \$1,700.00 for the Veterans Celebration and \$4,890.00 for the Marine Corps Birthday Ball. Conducting these events within days of each other will increase attendance at both, attract more consumers to Waxahachie, decrease production costs, and increase funds raised to serve the community.

The funds sought, or any support the WCDC decides to provide, will allow the MCL Det and the HSC to

improve and enhance programs for Waxahachie, Ellis County, and surrounding counties through these two vested and significant events.

I am prepared to discuss this request and provide any additional information required. Thank you for your time and consideration.

SEMPER FIDELIS!



Corey K Bonnell, Col USMC (Ret)

Commandant

Marine Corps League

Ellis County Detachment 1452

469.570.8229

MarinesofEllisCounty@Gmail.com