

AGENDA

A meeting of the Board of Directors of the Tax Increment Reinvestment Zone No. 1 (TIRZ) to be held on ***Monday, September 22, 2025 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 20, 2025
4. Consider a Downtown Building Improvement Program Grant Application for 208 ½ S. Rogers Street
5. Consider a Downtown Building Improvement Program Grant Application for 112 S. Rogers Street
6. Consider a Downtown Building Improvement Program Grant Application for 100 N. College Street
7. 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.

ACCESSIBILITY STATEMENT

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 ADA Coordinator at (469) 309-4000 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.***

Tax Increment Reinvestment Zone No. 1
May 20, 2025

A meeting of the Board of Directors of the Tax Increment Reinvestment Zone No. 1 (TIRZ) was held on Tuesday, May 20, 2025 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
Brad Yates
Mike Lee

Members Absent: Brett Hess
Randy Vineyard

Others Present: Albert Lawrence, Deputy City Manager
Amber Villarreal, City Secretary
Eleana Tuley, Downtown Redevelopment & Historic
Preservation Manager
Gumaro Martinez, Executive Director of Parks & Leisure
Services

1. Call to Order

Mayor 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 June 5, 2024

Action:

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

4. Consider a Funding Request from the TIRZ Fund for Building Improvements for 201 S. College Street

The Item was presented by Downtown Redevelopment & Historic Preservation Manager Eleana Tuley. 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.

Action:

Mike Lee moved 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. Motion was seconded by Shane Henry and carried unanimously (5-0).

5. Consider a Downtown Building Improvement Program Grant Application for 114 S. Rogers Street

Ms. Tuley presented the Item. 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.

The Board discussed the need for a new grease trap and Deputy City Manager Albert Lawrence explained it is an elevation issue since the current grease trap is in the basement of the building and the new one will need to be in the alley to connect to the new sewer line.

Brad Yates inquired about the available TIRZ funding. Ms. Tuley explained there is a balance of \$2.83 million and \$200,000 allocated to grant projects, but that doesn't include approximately \$150,000 for debt service.

Action:

Al Mack moved 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. Motion was seconded by Brad Yates and carried unanimously (5-0).

6. Consider a Funding Request from the TIRZ Fund for Public Infrastructure Improvements for 114 S. Rogers Street

Ms. Tuley presented the Item. 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.

Action:

Mike Lee moved to approve funding from the TIRZ fund in the amount of \$12,900.00 for the public infrastructure improvements for 114 S. Rogers Street. Motion was seconded by Al Mack and carried unanimously (5-0).

7. Consider a Funding Request from the TIRZ Fund for Downtown Improvements

Ms. Tuley presented the Item. 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.

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.

Mr. Yates inquired about funding participation from Ellis County for the lighting at the Courthouse and Ms. Tuley noted there have been no discussions.

Mr. Henry inquired about bid proposals and Ms. Tuley noted there will be two additional quotes for the lighting project.

Action:

Shane Henry moved to approve funding from the TIRZ fund in the amount not to exceed \$46,800.34 for the projects as presented by staff, and authorize the City Manager to execute all documents as necessary. Motion was seconded by Al Mack and carried unanimously (5-0).

Tax Increment Reinvestment Zone No. 1

May 20, 2025

Page 4

8. Adjourn

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

Respectfully submitted,

Amber Villarreal
City Secretary



Memorandum

To: Tax Increment Reinvestment Zone (TIRZ) No. 1 Board
From: Gumaro Martinez, Executive Director of Parks & Leisure Services
Thru: Ricky Boyd, Interim City Manager *RB*
Date: September 22, 2025
Re: Consider a Downtown Building Improvement Program Grant Application for 208 ½ S. Rogers Street

Recommended Motion: "I move to approve funding from the TIRZ fund in the amount of \$13,082.90 for the improvements at 208 ½ 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 \$13,082.90 for the electrical improvements at 208 ½ S. Rogers Street.

Item Summary: The Applicant has submitted a reimbursement request through the Downtown Building Improvement Grant Program for \$13,082.90, which represents 50 percent of the total project cost of \$26,165.80, for a new electrical service panel for Oddfellows building that has been installed.

The IOOF building located at 208 ½ S. Rogers Street required a new electrical service with a proper shutoff and installation of a new electrical panel. This work included all related components such as circuits, breakers, and connections necessary to bring the system up to current code standards. The new panel also provides capacity for future electrical connections to areas of the building that have been without power for more than 40 years, thereby enabling the full utilization of those spaces.

(4)

The project scope for this grant request encompasses the costs of installing a new 3-phase service, electrical panel, connecting the main service wires and branch circuits, installing new wire, and making the proper connections to the building.

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 \$13,082.90 would be funded by the TIRZ fund, which has sufficient capacity to fund the improvements.

(5)



Memorandum

To: Tax Increment Reinvestment Zone (TIRZ) No. 1 Board
From: Gumaro Martinez, Executive Director of Parks & Leisure Services
Thru: Ricky Boyd, Interim City Manager *RB*
Date: September 22, 2025
Re: Consider a Downtown Building Improvement Program Grant Application for 112 S. Rogers Street

Recommended Motion: "I move to approve funding from the TIRZ fund in the amount of \$21,201.93 for the improvements at 112 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 \$21,201.93 for the improvements at 112 S. Rogers Street.

Item Summary: The Applicant has submitted a request through the Downtown Building Improvement Grant Program for \$21,201.93, which represents 50 percent of the total project cost of \$42,403.86, to replace the roof and canvas fabric awning.

The existing roof requires full replacement due to extensive deterioration. Leaks from the roof have caused significant damage to the building's interior, including the ceiling, floors, walls, and fixtures. In addition, the entryway canvas awning is severely weathered and full of holes, preventing it from functioning as intended and requiring replacement.

The project scope for this grant request encompasses the costs of replacing the roof and installing a new canvas awning with a new steel frame.

(5)

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 \$21,201.93 would be funded by the TIRZ fund, which has sufficient capacity to fund the improvements.

(6)



Memorandum

To: Tax Increment Reinvestment Zone (TIRZ) No. 1 Board
From: Gumaro Martinez, Executive Director of Parks & Leisure Services
Thru: Ricky Boyd, Interim City Manager *RB*
Date: September 22, 2025
Re: Consider a Downtown Building Improvement Program Grant Application for 100 N. College Street

Recommended Motion: "I move to approve funding from the TIRZ fund in the amount of \$75,000 for the improvements at 100 N. 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 \$75,000 for the improvements at 100 N. College Street.

Item Summary: The Applicant has submitted a request through the Downtown Building Improvement Grant Program (DBIP) for \$75,000, which represents a fraction of the cost to replace and restore the windows on the Rogers Hotel.

The application also applied and was approved for a \$5,000 Historic Waxahachie Inc. (HWI) façade grant to assist with the replacement and restoration of the windows. The cost proposals submitted as part of the DBIP grant ranged from \$1.5M - \$2.8M for the window project. The damages sustained to the Rogers Hotel windows were attributed to the major hail storm that occurred in March 2025.

The DBIP allows for up to a \$50,000 reimbursement for qualifying projects, and administrative approval can be given if the applicant receives an HWI façade grant. However, since the cap is \$50,000 for the grant program, the TIRZ Board approval is needed for the additional \$25,000 above the program cap.

(b)

The project scope for this grant request encompasses the costs of installing approximately 100 new windows and restoration of another 96.

Fiscal Impact: The \$75,000 would be funded by the TIRZ fund, which has sufficient capacity to fund the improvements.