

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 ***April 21, 2026 at 3:00 p.m.***

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

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 Board 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. ***Speakers must observe the three (3) minute time limit.***

In order to be recognized during Public Comments, please complete a Public Appearance Card located at the entrance of the meeting room. Please present the card to the City Secretary, or their designee, ten (10) minutes before the start of the business meeting.
3. Approval of minutes of the Waxahachie Community Development Corporation meeting of March 3, 2026
4. Consider sponsorship for holiday events by When Hinges Creak, LLC
5. Hear update on Lions Park Master Plan
6. Consider funding request for synthetic turf renovations for soccer fields at the Sports Complex
7. Hear update on Civic Center feasibility study for a potential upgrade/expansion of the Waxahachie Civic Center
8. Discuss developing a comprehensive long-range strategic plan outlining how WCDC envisions future allocation of funds
9. 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.

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.

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, March 3, 2026 at 3:00 p.m.

Members Present:	Jim Phillips, President Melissa Ballard, Vice President Billie Wallace, Mayor Andrew Henderson Erik Test Kevin Chester
Members Absent:	Justin Rios
Ex-Officio	Chad Tustison, Senior Director of Finance
Members Present:	Kevin Strength, President/CEO Chamber of Commerce
Others Present:	Ricky Boyd, City Manager Albert Lawrence, Deputy City Manager 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 January 13, 2026 and Joint Work Session of February 3, 2026

Action:

Kevin Chester moved to approve minutes of the WCDC meeting of January 13, 2026 and Joint Work Session of February 3, 2026. Motion was seconded by Melissa Ballard and carried unanimously (5-0).

4. Discuss and consider sponsorship for holiday events by When Hinges Creak, LLC

{Erik Test arrived at 3:08 p.m.}

Alex and Jennifer Lohmann of When Hinges Creek, LLC presented a proposal requesting City sponsorship to host family-friendly events and seasonal pop-ups at various locations throughout the city, including the Nature Trail, Getzendaner Park, the Chautauqua, and Downtown Waxahachie.

The proposal included a funding request of \$49,195 to cover hard costs such as generators, props, costumes, and power infrastructure. Board members expressed concern about providing funding to a for-profit business without a formal agreement in place.

Action:

Kevin Chester moved to table the item until an agreement can be presented to the Board. Motion was seconded by Erik Test and carried unanimously (6-0).

5. Discuss and consider funding request from K.Avett Music Group, LLC for Summer Soul Affair

Laurie Mosley, Director of the Convention and Visitors Bureau, introduced Kandi Franklin of K.Avett Music Group, LLC. Mrs. Franklin provided a brief overview of the Summer Soul Affair, noting that the event hosted approximately 2,000 attendees in 2024 and 1,900 attendees in 2025. She stated that weather conditions affected attendance in 2025 and projected approximately 3,000 attendees for the 2026 event.

Mrs. Franklin explained that the Summer Soul Affair is an outdoor music festival held at Railyard Park featuring soul, funk, and R&B performances. She also shared that she and her husband are currently applying for 501(c)(3) status and plan to award two scholarships, a nursing scholarship and a creative arts scholarship, in connection with the event.

Mrs. Mosley noted that funding for the event is currently allocated; however, she requested approval from the WCDC. While the 2026 event date has not yet been finalized, planning and coordination efforts are underway.

Board members acknowledged that the community does not currently have events similar to the Summer Soul Affair and noted that it provides strong entertainment value for the community.

Action:

Melissa Ballard moved to approve the \$15,312.86 funding request from K.Avett Music Group. Motion was seconded by Andrew Henderson and carried unanimously (6-0).

6. Consider Waxahachie Community Development Corporation Annual Financial Report for year ended September 30, 2025 and receive financial update

Chad Tustison, Finance Director, reviewed the Annual Financial Report. He noted that the City's audit firm, Pattillo, Brown & Hill LLP, completed the annual audit and determined that the financial statements present fairly, in all material respects. Mr. Tustison reported that as of the close of fiscal year 2025, the gross ending balance was \$6.186 million. After meeting the required 25% minimum reserve, the available balance is \$3.862 million.

Action:

Jim Phillips moved to accept the Waxahachie Community Development Corporation Annual Financial Report for year ended September 30, 2025. Motion was seconded by Erik Test and carried unanimously (6-0).

7. Adjourn

There being no further business, the meeting adjourned at 4:19 p.m.

Waxahachie Community Development Corporation
March 3, 2026
Page 3

Respectfully submitted,

Jami Bonner,
Assistant City Secretary

HOLIDAYS IN HACHIE

A CONTINUED COLLABORATION WITH THE CITY & WHEN HINGES CREAK PRODUCTIONS

2026 & Beyond

a When Hinges Creak Production

Fall Attractions

(4)

When Hinges Creek is actively partnering with the City of Waxahachie's Parks & Leisure to bring professionally produced Halloween and fall festivities to Downtown Waxahachie.

We have been discussing a series of 3 October pop-up events designed to energize the area throughout the month — culminating in a signature haunted attraction experience on the city's nature trail. With City coordination and WCDC support, these events are positioned for immediate and successful implementation.

Anchoring the fall attractions would be the Haunted Nature trail. As you walk along the nature trail, you realize things are not what they seem, as your tour guide slowly starts to reveal that werewolves hide among the trees. This would be a multi weekend event. All events would be ticketed. Additional events to be presented are: Interactive movies ie "Hocus Pocus" and "Beetlejuice" at the Chautauqua Theatre, As well as utilizing the tulip field area for Live Action Pac-Man, This is an immersive, interactive game for players to be Pac man, and run the maze to collect power points before the ghosts take them out!

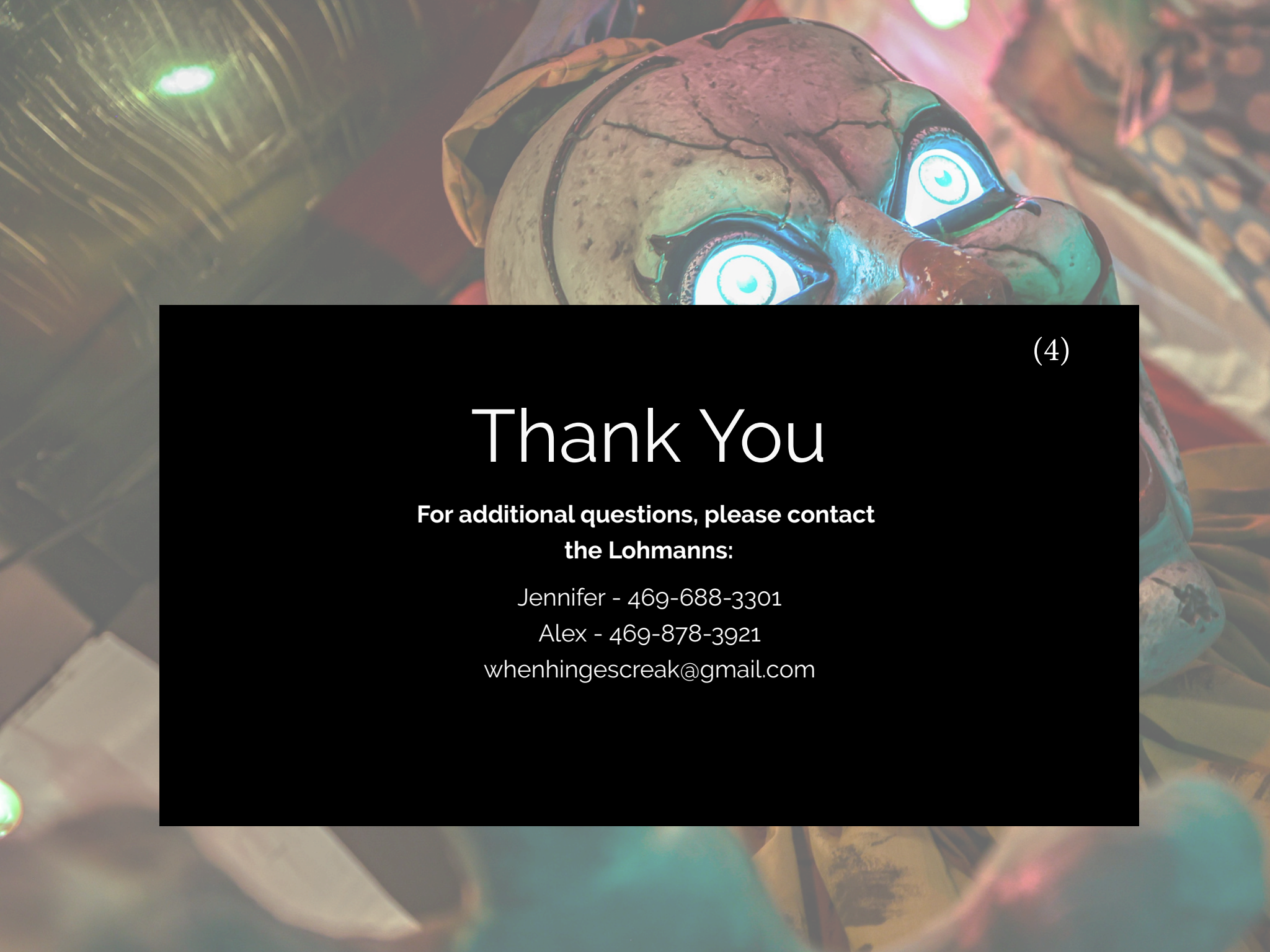
Funding Request: Bringing Free Family Experiences to Waxahachie⁽⁴⁾

We are seeking support from the Waxahachie Community Development Corporation to allow us to expand the scope of each event. The initial breakdown of hardcosts associated with the Seasonal pop ups overlaps in use with the specific Fall Attractions. So the breakdown includes usage from all events that we are proposing.

HARDCOSTS

Generators (3) 11,500 w (3) 5,000w.	\$10395	(100) Funkins \$6,000
Wire/Cable \$1500		Foam/hardcoat \$2000
Props & Set Pieces \$3200		Werewolves \$3000
Costumes/Makeup \$2100		Lighting \$1800
(50) Wall Panels \$2300		Power Infrastructure \$1500
(20 sections) Fencing. \$500		Audio \$1200
Paint & Finishing \$3,000		Decor \$400
		Rentables \$1000

Total \$38,895



(4)

Thank You

**For additional questions, please contact
the Lohmanns:**

Jennifer - 469-688-3301

Alex - 469-878-3921

whenhingescreak@gmail.com

PARK IMPROVEMENTS



Turf at Lions Park

- Total Cost = \$8,346,576
 - Cost of All Synthetic Turf Fields - \$7,449,276
 - Accessible sidewalks - \$147,600
 - Engineering Fees - \$227,900
 - Estimated Annual Maintenance - \$52,180

* Turf Replacement cost at Year 10 - \$3,130,800



Sports Complex Improvements

- Synthetic Turf Soccer Fields #1 & #2 210' x 150'
- Synthetic Turf Soccer Fields #3 & #4 100' X 75'
- Synthetic Turf Soccer Fields #5 & #6 80' x 60'
- Synthetic Turf Soccer Field #7 180' X 105'
- Synthetic Turf Soccer Field #8 350' X 200'
- Synthetic Turf Soccer Field #9 250' X 170'

Turf Cost \$4,588,747.50

3% Engineering Cost \$119,662.43

Total Cost \$4,708,409.93