

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 ***June 9, 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 May 12, 2026
4. Review of WCDC outstanding bonds and annual debt payments, payoff schedules, non-capital expenses, current fund balance, projected revenues, and other budgetary matters
5. Discuss and consider potential improvements to the Sports Complex
6. Discuss and consider potential improvements to Lions Park
7. Discuss criteria and processes for annual funding qualifications and requests
8. Set meeting date and time for the July WCDC meeting
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 May 12, 2026, at 3:00 p.m.

Members Present:	Jim Phillips, President Melissa Ballard, Vice President Billie Wallace, Mayor Andrew Henderson Erik Test Kevin Chester
Member Absent:	Justin Rios
Ex-Officio Members Present:	Amber Villarreal, City Secretary Chad Tustison, Director of Finance Kevin Strength, President/CEO Chamber of Commerce
Others Present:	Ricky Boyd, City Manager Albert Lawrence, Deputy City Manager April Ortiz, Civic Center Director Chris Seale, Horticulturist James Villarreal, Director Sports Complex Laurie Mosley, Convention & Visitors Bureau Director 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 April 21, 2026

Action:

Melissa Ballard moved to approve minutes of the WCDC meeting of April 21, 2026. Motion was seconded by Kevin Chester and carried unanimously (5-0).

4. Request by Trudy Hankins to appear before the Board to seek funding for the production of a pilot episode of The Trudy Hankins Show

{Erik Test arrived at 3:03 p.m.}

Laurie Mosley, Director of the Convention and Visitors Bureau, introduced the item. Trudy Hankins requested funding for the production of a pilot episode of The Trudy Hankins Show. Ms. Mosley explained that the request could be supported through the contingency line item in the current

Convention and Visitors Bureau budget, which is intended to fund creative and innovative tourism-promotion initiatives.

Trudy Hankins and representatives from LeadStar Studios presented the show concept and outlined the studio's experience in animation, film, television production, commercials, and special effects dating back to the 1980s. The Trudy Hankins Show was described as a 13-week series with regional and national distribution across platforms such as Hulu, Amazon, Roku, and Apple.

Board members asked questions regarding distribution agreements, contract duration, audience reach, and performance metrics. The presenters explained that the show would not follow a traditional network model but would instead utilize digital and streaming distribution with geotargeting and detailed reporting. Revenue would be generated through production fees, sponsorships, and the sale of commercial spots, including 30- and 60-second ads and in-show integrations. They noted that the distribution model allows for household-level targeting and performance data.

In response to questions about the pilot's content, the presenters described the show as a magazine-style program with both scripted and unscripted segments. Each episode would highlight aspects of Waxahachie through interviews and recurring features. The City of Waxahachie would have access to related footage and promotional materials for its own use. The funding request was clarified as \$20,000 for the pilot episode, with the broader goal of promoting Waxahachie to attract visitors and support hotel and tourism activity.

Action:

Kevin Chester moved to approve funding in the amount of \$20,000 from the CVB Contingency Fund, contingent upon execution of an agreement with the City, for sponsorship of the pilot episode production of The Trudy Hankins Show. The motion was seconded by Erik Test and carried 5-1, with Jim Phillips voting in opposition.

5. Adjourn

There being no further business, the meeting adjourned at 3:36 p.m.

Respectfully submitted,

Jami Bonner
Assistant City Secretary



Memorandum

To: Waxahachie Community Development Corporation
From: Chad Tustison, Finance Director
Thru: Ricky Boyd, City Manager *RB*
Date: June 2, 2026
Re: Review of WCDC outstanding bonds and annual debt payments, payoff schedules, non-capital expenses, current fund balance, projected revenues, and other budgetary matters

Item Description:

This agenda item is presented in response to a Board request to review financial information related to the Waxahachie Community Development Corporation (WCDC), including debt service obligations, expenditures, fund balances, revenues, and other budgetary matters.

The WCDC's finances are managed by the City's Finance Department and are subject to review annually through the independent audit process. The WCDC fund is a special revenue fund that accounts for the activities financed and supported by the City's Type B Community Development Corporation. Approved by voters on May 3, 1997, the fund is primarily supported by a one-half cent sales tax and finances the management and operation of the Civic Center, Sports Complex, and various community beautification initiatives citywide.

The fund operates on the same fiscal year (October 1 – September 30) as the City's General Fund and other restricted funds. The annual budget is approved by the WCDC Board and subsequently by the City Council.

Attached to this agenda memo is a preliminary draft forecast with a summary of expenditures and revenues, a list of requested service enhancements in the five-year operating and capital plan, and a schedule of existing debt service. Please note that the FY 2027 budget development process is currently underway and all projections remain preliminary.

WAXAHACHIE DEVELOPMENT CORPORATION
FY 2027 FUND SUMMARY & FORECAST

(4)

PRELIMINARY WORKING DRAFT

	a	b	c	d	e	f	g	h	i
	FY 2026		FY 2027			---- Future Planning Includes 5-Year Plan ----			
	FY 2026 BUDGET	FY 2026 ESTIMATE	FY 2027 BASE BUDGET	BUDGET REQUESTS	FY 2027 DRAFT BUDGET	FY 2028 FORECAST	FY 2029 FORECAST	FY 2030 FORECAST	FY 2031 FORECAST
1 BEGINNING BALANCE	6,186,814	6,186,814	\$ 7,227,790		\$ 7,227,790	\$ 8,491,320	\$ 9,769,402	\$ 11,681,307	\$ 14,094,187
2									
3 REVENUES									
4 Sales Tax	7,903,000	8,115,591	8,440,000	-	8,440,000	8,693,200	8,953,996	9,222,616	9,499,294
5 Charges For Svc - Civic Center	675,565	719,500	728,100	-	728,100	735,381	742,735	750,162	757,664
6 Charges For Svc - Sports Complex	385,500	410,000	410,000	-	410,000	414,100	418,241	422,423	426,648
7 Miscellaneous	179,600	198,538	165,000	-	165,000	166,650	168,317	170,000	171,700
8 Transfers In	50,000	50,000	50,000	-	50,000	50,500	51,005	51,515	52,030
9 TOTAL REVENUES	\$ 9,193,665	\$ 9,493,629	\$ 9,793,100		\$ 9,793,100	\$ 10,059,831	\$ 10,334,293	\$ 10,616,716	\$ 10,907,336
10									
11 EXPENDITURES									
12 Non-Departmental	2,309,967	2,310,917	2,634,044	-	2,634,044	2,655,018	2,676,330	2,697,990	2,720,007
13 Civic Center	2,226,755	2,184,471	1,757,158	238,700	1,995,858	2,280,092	2,098,233	2,242,530	2,353,992
14 Sports Complex	3,231,638	3,245,974	1,544,998	1,471,000	3,015,998	3,109,013	2,880,522	2,464,938	2,504,435
15 Community Beautification	703,541	711,291	607,783	275,887	883,670	737,626	767,303	798,377	830,931
16									
17 TOTAL EXPENDITURES	\$ 8,471,901	\$ 8,452,653	\$ 6,543,983	\$ 1,985,587	\$ 8,529,570	\$ 8,781,749	\$ 8,422,389	\$ 8,203,836	\$ 8,409,366
18									
19 Surplus / (Use of Fund Balance)					1,263,530	1,278,082	1,911,905	2,412,880	2,497,970
20									
21 ENDING BALANCE	6,908,578	7,227,790	10,476,907		\$ 8,491,320	\$ 9,769,402	\$ 11,681,307	\$ 14,094,187	\$ 16,592,157
22									
23 Balance as a % of Revenue					87%	97%	113%	133%	152%
24 Min Reserve (25% of Revenues)					(2,448,275)	(2,514,958)	(2,583,573)	(2,654,179)	(2,726,834)
25 Available After Reserve Met					\$ 6,043,046	\$ 7,254,445	\$ 9,097,735	\$ 11,440,009	\$ 13,865,324

WAXAHACHIE DEVELOPMENT CORPORATION
5-YEAR OPERATING & CAPITAL PLAN

(4)

PRELIMINARY WORKING DRAFT

Department	Proposed Request	FTEs	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Non-Dept	Additional Debt Service						
	Non-Dept 0.0		-	-	-	-	-
Civic Center	Switch ballroom lighting to LED fixtures/bulbs		140,000				
Civic Center	Upgrade and add security cameras		90,000				
Civic Center	Recoat the fountain basin (every 5 years)		8,700				
Civic Center	Replace building vinyl wallcovering , repair walls, repaint			300,000			
Civic Center	Replace staging (25+ years old) and adding an ADA ramp			123,000			
Civic Center	Replace flmae retardant commercial fabric curtain			15,000			
Civic Center	Replace outdoor commercial trash/smoking receptacles				11,700		
Civic Center	Clean exterior coating (done every 3 years)				33,400		
Civic Center	Upgrade HVAC controls/sensors				148,000		
Civic Center	Replace commercial ice machine (1)				9,500		
Civic Center	Replace commercial reach-in refrigerator (1)				6,100		
Civic Center	Replace commercial open burner range (1)				9,100		
Civic Center	Replace commercial convection ovens (4)					25,200	
Civic Center	Replace commercial quad-heat warming ovens (4)					19,000	
Civic Center	Replace commercial walk-in cooler					18,600	
Civic Center	Replace commercial dance floor (40'x40')					28,000	
Civic Center	Replace indoor commercial trash receptacles (12)					17,800	
Civic Center	Replace/Upgrade components - compressor, pumps, tanks					165,000	
Civic Center	Replace/Upgrade office furniture						61,000
Civic Center	Replace commercial banquet chairs (1800)						233,000
	Civic Center 0.0		238,700	438,000	217,800	273,600	294,000
Sports Complex	Replace current lights to led for cost energy savings		721,000	721,000	721,000	500,000	
Sports Complex	Replace game field fencing (6 fields)		150,000	150,000	150,000	150,000	
Sports Complex	Renovate baseball outfield		175,000	175,000			
Sports Complex	Replace/repair multiple islands throughout the complex		150,000	150,000	150,000		
Sports Complex	Replace Turf Tractor		50,000				
Sports Complex	Replace the old backhoe		150,000				
Sports Complex	Replace shop cabinets and update shop floor		75,000				
Sports Complex	Structural spray 6 lane running track			250,000			
Sports Complex	Lighting sidewalk around pond				100,000		
Sports Complex	Additional playground on the west side						300,000
Sports Complex	Large Pavilion Softball Plaza Area						300,000
	Sports Complex 0.0		1,471,000	1,446,000	1,121,000	650,000	600,000

WAXAHACHIE DEVELOPMENT CORPORATION
5-YEAR OPERATING & CAPITAL PLAN

(4)

PRELIMINARY WORKING DRAFT

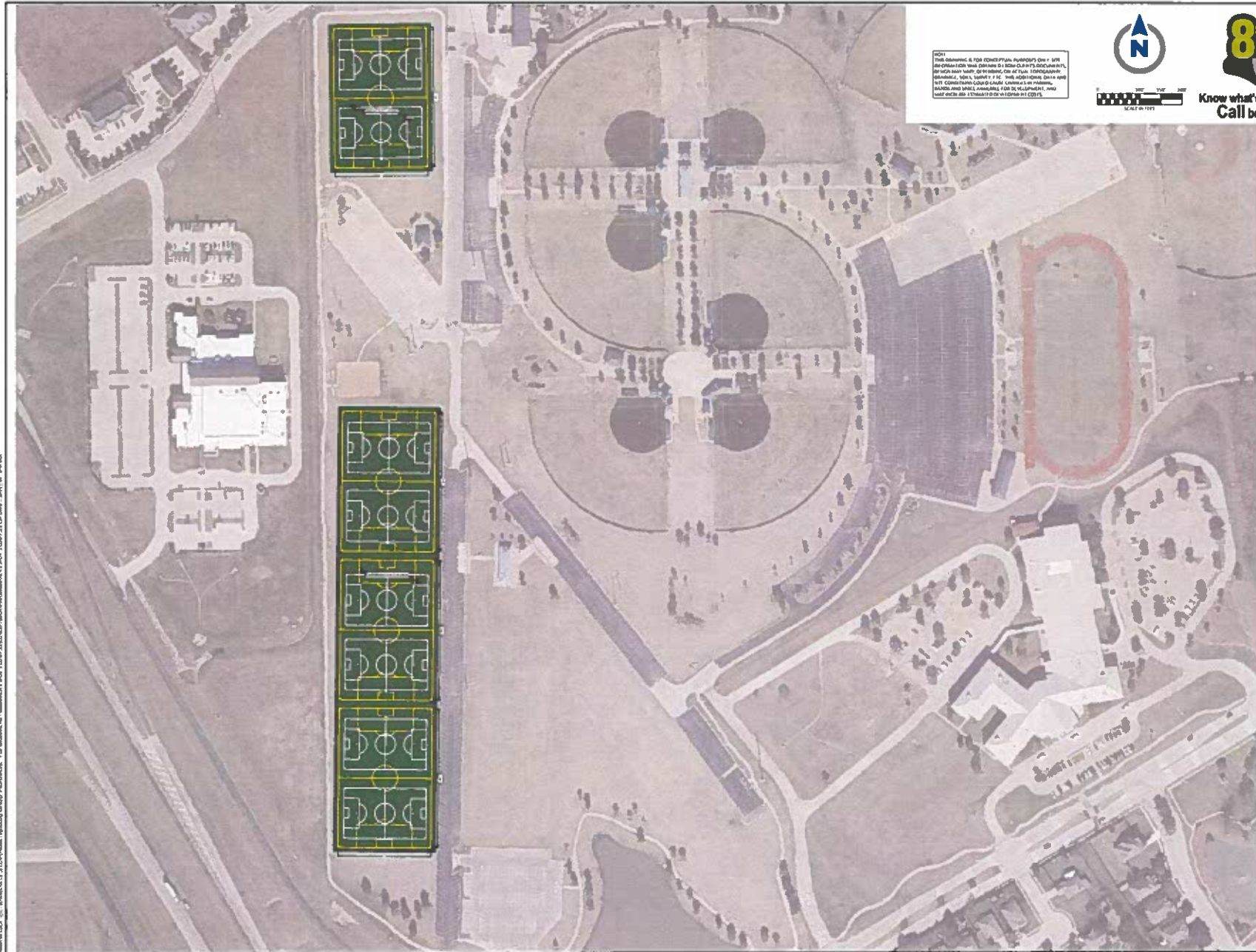
Department	Proposed Request	FTEs	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Beautification	3/4 Ton 4WD & Accessories		73,000				
Beautification	City Certified Arborist Position With Vehicle	1.0	157,087	91,487	91,487	91,487	91,487
Beautification	South Downtown Parking Lot Stone Border		25,000				
Beautification	Sport Sized Trout		3,500	3,500	3,500	3,500	3,500
Beautification	Extra Holiday Lighting		3,000	3,000	3,000	3,000	3,000
Beautification	Light Up Flowers for Chautauqua		8,000				
Beautification	Rittenhouse 120 Gallon Watering Unit		2,800				
Beautification	Texas Parks and Wildlife Trout Program		3,500	3,500	3,500	3,500	3,500
Beautification		1.0	275,887	101,487	101,487	101,487	101,487
TOTALS			1,985,587	1,985,487	1,440,287	1,025,087	995,487

WAXAHACHIE COMMUNITY DEVELOPMENT CORPORATION
DEBT SERVICE SCHEDULE

(4)

	Certificates of Obligation - 2016 <i>Little Creek Trail & Park Improvements - \$5.3M</i>			Sales Tax Revenue Bonds <i>Refunding Bonds for Sports Complex & Civic Center Repairs- \$18.6M</i>			Certificates of Obligation - 2018 <i>Amphitheater at Railyard Park - \$2.0M</i>			TOTAL		
Year	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
2026	314,459	162,900	477,359	885,000	371,906	1,256,906	83,448	54,327	137,775	1,282,907	589,133	1,872,040
2027	328,825	142,395	471,220	910,000	345,356	1,255,356	87,586	50,154	137,740	1,326,411	537,905	1,864,316
2028	343,191	125,241	468,432	935,000	318,056	1,253,056	92,414	45,775	138,189	1,370,605	489,072	1,859,677
2029	355,961	107,337	463,299	960,000	290,006	1,250,006	97,241	41,154	138,395	1,413,202	438,497	1,851,700
2030	370,327	88,768	459,095	995,000	261,206	1,256,206	102,069	36,292	138,361	1,467,396	386,266	1,853,662
2031	384,693	69,449	454,142	880,000	231,356	1,111,356	104,138	33,230	137,368	1,368,831	334,035	1,702,866
2032	400,656	49,380	450,036	910,000	204,956	1,114,956	107,587	30,106	137,693	1,418,243	284,442	1,702,685
2033	415,022	28,479	443,501	935,000	176,519	1,111,519	111,724	26,744	138,468	1,461,746	231,742	1,693,488
2034	130,892	6,828	137,720	965,000	147,300	1,112,300	114,483	23,113	137,596	1,210,375	177,241	1,387,616
2035	-	-	-	995,000	115,938	1,110,938	119,310	19,392	138,702	1,114,310	135,330	1,249,640
2036	-	-	-	1,025,000	83,600	1,108,600	122,759	15,366	138,125	1,147,759	98,966	1,246,725
2037	-	-	-	1,065,000	42,600	1,107,600	128,276	10,455	138,731	1,193,276	53,055	1,246,331
2038	-	-	-	-	-	-	133,103	5,324	138,428	133,103	5,324	138,428
2039	-	-	-	-	-	-	-	-	-	-	-	-
Remaining	3,044,027	780,777	3,824,804	11,460,000	2,588,799	14,048,799	1,404,138	391,432	1,795,571	15,908,165	3,761,009	19,669,174

(5)



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CEI ENGINEERING ASSOCIATES, INC.
10000 E. 10TH STREET, SUITE 100
DALLAS, TX 75243
PHONE: 972.462.1733

WAXAHACHIE SPORTS COMPLEX
CLIENT 2
STREET
WAXAHACHIE, TX

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT NUMBER	100
PROJECT NAME	WAXAHACHIE
DATE	01/11/2011
DESIGNED BY	CEI ENGINEERING ASSOCIATES, INC.
DATE	01/11/2011
REVISION	REV 0

CONCEPTUAL SITE
PLAN

SHEET NUMBER 6

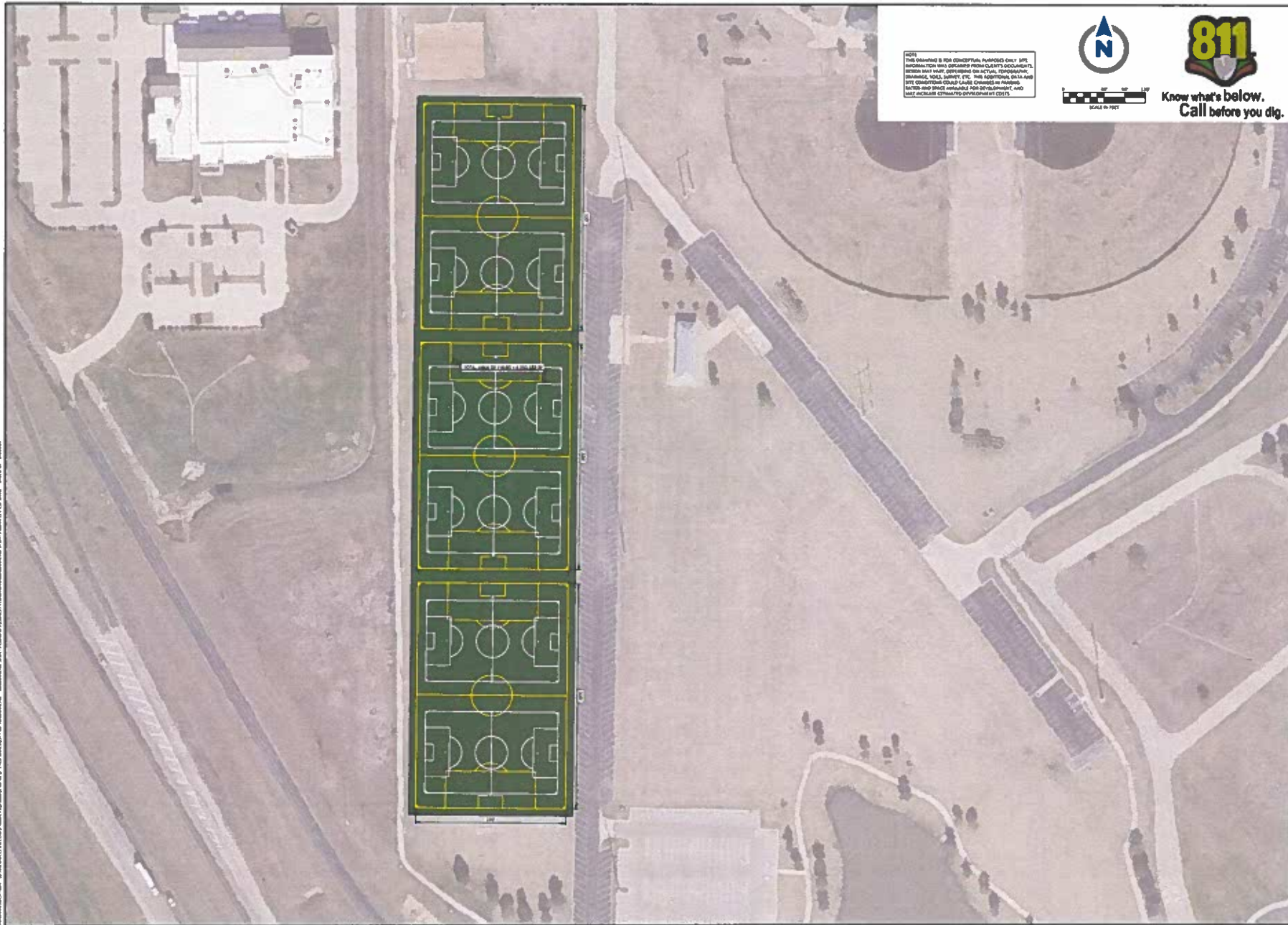
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(5)



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CEI ENGINEERING ASSOCIATES, INC.
3000 US HIGHWAY 100, SUITE 100
DALLAS, TX 75244
PHONE: (214) 465-1757

WAXAHACHIE SPORTS COMPLEX
CLIENT 2
STREET
WAXAHACHIE, TX

PRELIMINARY
NOT FOR
CONSTRUCTION

PROPOSED DATE OF RECORD	2020
PROJECT NAME	WAXAHACHIE
OWNER	CEI
CEI PROJECT NUMBER	000000
DATE	4/24/2020
REVISION	REV 0

CONCEPTUAL SITE
PLAN - SOUTH

SHEET TITLE
SHEET NUMBER

CSP - S

CEI Engineering Associates, Inc.

**City of Waxahachie - Waxahachie Sports Complex**

Preliminary Opinion of Probable Construction Cost

5/27/2026

Site Work

Description of Work Per Item	Quantity	Unit	Unit Cost	Cost
Re-locating electrical lines and structure for existing lighting	1	LS	\$300,000.00	\$300,000.00
Drainage & Erosion Improvements	1	LS	\$120,000.00	\$120,000.00
Total				\$420,000.00

Synthetic Turf**Fields No. 1 (220'x330')**

Description of Work Per Item	Quantity	Unit	Unit Cost	Cost
Stripping of ground & haul-off of organics	84394	SF	\$0.40	\$33,757.60
Rough grading of subgrade soils	84394	SF	\$0.22	\$18,566.68
Chemical injection soil stabilization	84394	SF	\$1.40	\$118,151.60
Lime Stabilization, fine grading and compaction of subgrade	84394	SF	\$1.50	\$126,591.00
8"x8" concrete perimeter edge	1180	LF	\$35.00	\$41,300.00
2x4 Trex Nailer Board	1180	LF	\$15.00	\$17,700.00
30 mil welded geomembrane liner	84394	SF	\$1.15	\$97,053.10
12" perforated storm drain mainline with crushed stone backfill	870	LF	\$125.00	\$108,750.00
Base stone and finish stone (6 inches total depth)	84394	LF	\$1.80	\$151,909.20
Synthetic Turf System w/ SBR Rubber Infill	84394	SF	\$4.70	\$396,651.80
Total Fields 1				\$1,110,430.98

Synthetic Turf**Fields No. 2, 3 & 4 (330'x220')**

Description of Work Per Item	Quantity	Unit	Unit Cost	Cost
Stripping of ground & haul-off of organics	253182	SF	\$0.40	\$101,272.80
Rough grading of subgrade soils	253182	SF	\$0.22	\$55,700.04
Chemical injection soil stabilization	253182	SF	\$1.40	\$354,454.80
Lime Stabilization, fine grading and compaction of subgrade	253182	SF	\$1.50	\$379,773.00
8"x8" concrete perimeter edge	2580	LF	\$35.00	\$90,300.00
2x4 Trex Nailer Board	2580	LF	\$15.00	\$38,700.00
30 mil welded geomembrane liner	253182	SF	\$1.15	\$291,159.30
12" perforated storm drain mainline with crushed stone backfill	2800	LF	\$125.00	\$350,000.00
Base stone and finish stone (6 inches total depth)	253182	LF	\$1.80	\$455,727.60
Synthetic Turf System w/ SBR Rubber Infill	253182	SF	\$4.70	\$1,189,955.40
Total Fields 2,3&4				\$3,307,042.84

Alternate #1 (Landscape Work)

Description of Work Per Item	Quantity	Unit	Unit Cost	Cost
Landscape turf between proposed field and parking (920'x 10')	9200	SF	\$13.50	\$124,200.00
Total				\$124,200.00

Alternate #2 (Water Cannon System)

Description of Work Per Item	Quantity	Unit	Unit Cost	Cost
Cooling Infill	337576	SF	\$1.00	\$337,576.00
Water cannon & line system	4	LS	\$125,000.00	\$500,000.00
Total				\$837,576.00

Total Construction Cost (Without Alternates)**\$4,837,473.82****Alternate #1****\$124,200.00****Alternate #2****\$837,576.00****Contingency (+/- 5%)****\$241,873.70****Turn-Key Engineering Services Including Observation / QC****LS****@ 4.5%****\$222,523.80****TOTAL ESTIMATION OF COSTS (WITHOUT ALTERNATES)****\$5,301,871.42****TOTAL ESTIMATION OF COSTS (WITH ALTERNATES)****\$6,283,647.42**

(6)

An opportunity for Lions Park

1

Using the land acquired opposite the convenience Center



2

(6)

Driving range built by WCDC

- ▶ An expenditure of \$2.2 million
 - ▶ Hitting bays with partnership technology from Trackman or Top Tracer
 - ▶ Putting green with sand trap
 - ▶ Fencing along Hike and Bike trail
 - ▶ Building of 500 yard range with cover along far end of Hike and Bike trail and grass hitting area by Convenience center
 - ▶ Irrigation and land shaping for range
 - ▶ Concession stand/ Restroom

3

Comparable facility At Southern Oaks in Burleson Texas



4

(6)

Why Golf practice range

- ▶ None in Ellis county (250,000 people with estimates of 10-12% of population that would use it - 25,000 people!
- ▶ Income producer for city without having to manage the facility
 - ▶ Multiple Private business operators such as Foresight Golf and Golf Ranch LLC would operate and maintain.
 - ▶ Lease options normally split profits 90/10 for first 5 years then negotiation for 60/40 or 50/50. Normal contracts are 15 years with financial review after years 1, 3, 5, 10 and 15.

5

Why golf range

- ▶ Unique quality of life amenity
- ▶ Provides after working hour recreational activity
- ▶ VERY family friendly



6

(6)

City responsibilities

- ▶ Develop the RFP to get accurate construction quotes
- ▶ Negotiate operating parameters and liability coverage
- ▶ Support alternative funding sources for the operator
 - ▶ School district rentals
 - ▶ Corporate outings/ Special events
 - ▶ Operating hours 8 am - 11 pm

7

Financials

- ▶ Golf Ranch- Grand Prairie
- ▶ \$20 annual membership then \$10, \$12 or 16 per bucket
 - ▶ 2025 generated \$862,000 in revenue, Operating expenses for personnel, utilities and water \$618,000. Profit before taxes and ownership payback \$244,000
 - ▶ Daily revenue target \$6,000 - 240 guests at \$25.00
 - ▶ Richardson averaging \$9,600
 - ▶ Grand Prairie \$5,600
 - ▶ Glendale, AZ \$2,800

8

(6)

What happens if it fails

Convert back to a field, still have the use of the restrooms and concession stands for other events



9

Questions ?

- ▶ Is there interest in the community
- ▶ How many operators are interested in running it and bidding?
- ▶ How can we make it easy but profitable for the city and staff



10

(6)

Negation Points with Operator

(6)

CEI Engineering Associates, Inc.

City of Waxahachie - Lions Park Soccer Field Improvements

Preliminary Opinion of Probable Construction Cost

5/27/2026

**PHASE I****Site Work**

Description of Work Per Item	Quantity	Unit	Unit Cost	Cost
Bonds, Insurance and Mobilization	1	LS	\$300,000.00	\$300,000.00
Temporary Erosion and Sediment Control Measures	1	LS	\$70,000.00	\$70,000.00
General Site Preparation	1	LS	\$180,000.00	\$180,000.00
Signage and Striping	1	LS	\$50,000.00	\$50,000.00
Excavation, Embankment & Borrow	1	LS	\$350,000.00	\$350,000.00
6" Reinforced Concrete & 8" Flexbase (Parking & Roadway)	3967	SY	\$115.00	\$456,205.00
4" Reinforced Concrete Sidewalk (Sidewalk)	1050	SY	\$80.00	\$84,000.00
Drainage & Erosion Improvements	1	LS	\$300,000.00	\$300,000.00
Restroom/Concession Building with Preparation and Utility Connection	1	LS	\$650,000.00	\$650,000.00
Covered Pavilion	1	LS	\$400,000.00	\$400,000.00
Playground Improvements	1	LS	\$200,000.00	\$200,000.00
Lighting and Electrical Improvements	1	LS	\$1,500,000.00	\$1,500,000.00
8' Chain Link Black Vinyl Fence	3700	LF	\$110.00	\$407,000.00
Total				\$4,947,205.00

Synthetic Turf**Fields No. 3 & 4**

Description of Work Per Item	Quantity	Unit	Unit Cost	Cost
Stripping of ground & haul-off of organics	188050	SF	\$0.40	\$75,220.00
Rough grading of subgrade soils	188050	SF	\$0.22	\$41,371.00
Chemical Injection soil stabilization	188050	SF	\$1.40	\$263,270.00
Lime Stabilization, fine grading and compaction of subgrade	188050	SF	\$1.50	\$282,075.00
8"x8" concrete perimeter edge	986	LF	\$35.00	\$34,510.00
2x4 Trex Nailer Board	1730	LF	\$15.00	\$25,950.00
30 mil welded geomembrane liner	188050	SF	\$1.15	\$216,257.50
12" perforated storm drain mainline with crushed stone backfill	865	LF	\$125.00	\$108,125.00
Base stone and finish stone (6 inches total depth)	188050	LF	\$1.80	\$338,490.00
Synthetic Turf System w/ SBR Rubber Infill	188050	SF	\$4.70	\$883,835.00
Total				\$2,269,103.50

Synthetic Turf**Field No. 5**

Description of Work Per Item	Quantity	Unit	Unit Cost	Cost
Stripping of ground & haul-off of organics	94021	SF	\$0.40	\$37,608.40
Rough grading of subgrade soils	94021	SF	\$0.22	\$20,684.62
Chemical Injection soil stabilization	94021	SF	\$1.40	\$131,629.40
Lime Stabilization, fine grading and compaction of subgrade	94021	SF	\$1.50	\$141,031.50
8"x8" concrete perimeter edge	153	LF	\$35.00	\$5,355.00
2x4 Trex Nailer Board	1240	LF	\$15.00	\$18,600.00
30 mil welded geomembrane liner	94021	SF	\$1.15	\$108,124.15
10" perforated storm drain mainline with crushed stone backfill	620	LF	\$125.00	\$77,500.00
Base stone and finish stone (6 inches total depth)	94021	LF	\$1.80	\$169,237.80
Synthetic Turf System w/ SBR Rubber Infill	94021	SF	\$4.70	\$441,898.70
Total				\$1,151,669.57

(6)

Synthetic Turf**Fields No. 6 & 7**

Description of Work Per Item	Quantity	Unit	Unit Cost	Cost
Stripping of ground & haul-off of organics	59850	SF	\$0.40	\$23,940.00
Rough grading of subgrade soils	59850	SF	\$0.22	\$13,167.00
Chemical Injection soil stabilization	59850	SF	\$1.40	\$83,790.00
Lime Stabilization, fine grading and compaction of subgrade	59850	SF	\$1.50	\$89,775.00
8"x8" concrete perimeter egde	580	LF	\$35.00	\$20,300.00
2x4 Trex Nailer Board	1020	LF	\$15.00	\$15,300.00
30 mil welded geomembrane liner	59850	SF	\$1.15	\$68,827.50
8" perforated storm drain mainline with crushed stone backfill	510	LF	\$125.00	\$63,750.00
Base stone and finish stone (6 inches total depth)	59850	LF	\$1.80	\$107,730.00
Synthetic Turf System w/ SBR Rubber Infill	59850	SF	\$4.70	\$281,295.00
Total				\$767,874.50

Site Work Subtotal **\$4,947,205.00**

Synthetic Turf Subtotal **\$4,188,647.57**

Contingency (+/- 5%) **\$456,792.63**

Engineering & Construction Services Including Observation / QC **5.8%** **\$529,879.45**

PHASE I - TOTAL ESTIMATED CONSTRUCTION COSTS **\$10,122,524.65**

PHASE II**Site Work**

Description of Work Per Item	Quantity	Unit	Unit Cost	Cost
Bonds, Insurance and Mobilization	1	LS	\$100,000.00	\$100,000.00
Temporary Erosion and Sediment control Measures	1	LS	\$25,000.00	\$25,000.00
General Site Preparation	1	LS	\$70,000.00	\$70,000.00
Excavation, Embankment & Borrow	1	LS	\$120,000.00	\$120,000.00
Drainage & Erosion Improvements	1	LS	\$50,000.00	\$50,000.00
Lighting and Electrical Improvements	1	LS	\$350,000.00	\$350,000.00
Total				\$715,000.00

Synthetic Turf**Fields No. 1 & 2**

Description of Work Per Item	Quantity	Unit	Unit Cost	Cost
Stripping of ground & haul-off of organics	188050	SF	\$0.40	\$75,220.00
Rough grading of subgrade soils	188050	SF	\$0.22	\$41,371.00
Chemical Injection soil stabilization	188050	SF	\$1.40	\$263,270.00
Lime Stabilization, fine grading and compaction of subgrade	188050	SF	\$1.50	\$282,075.00
8"x8" concrete perimeter egde	1245	LF	\$35.00	\$43,575.00
2x4 Trex Nailer Board	1730	LF	\$15.00	\$25,950.00
30 mil welded geomembrane liner	188050	SF	\$1.15	\$216,257.50
12" perforated storm drain mainline with crushed stone backfill	865	LF	\$125.00	\$108,125.00
Base stone and finish stone (6 inches total depth)	188050	LF	\$1.80	\$338,490.00
Synthetic Turf System w/ SBR Rubber Infill	188050	SF	\$4.70	\$883,835.00
Total				\$2,278,168.50

Site Work Subtotal **\$715,000.00**

Synthetic Turf Subtotal **\$2,278,168.50**

Contingency (+/- 5%) **\$149,658.43**

Engineering & Construction Services Including Observation / QC **5.8%** **\$173,603.77**

PHASE II - TOTAL ESTIMATED CONSTRUCTION COSTS **\$3,316,430.70**

(6)

ALTERNATE #1 - Shock Pad on Football Field (Phase I)

Description of Work Per Item	Quantity	Unit	Unit Cost	Cost
Shock Pad	94021	SF	\$1.50	\$141,031.50
Contingency (+/- 5%)				\$7,051.58
Engineering & Construction Services Including Observation / QC			5.8%	\$8,588.82
Total				\$156,671.89

ALTERNATE #2 - Cooling Infill & Water System (Phase I)

Description of Work Per Item	Quantity	Unit	Unit Cost	Cost
Cooling Infill	354950	SF	\$1.00	\$354,950.00
Water cannon & line system	4	LS	\$125,000.00	\$500,000.00
Contingency (+/- 5%)				\$42,747.50
Engineering & Construction Services Including Observation / QC			5.8%	\$52,066.46
Total				\$949,763.96

Phase I - Total Cost \$10,122,524.65

Phase II - Total Cost \$3,316,430.70

Alternate #1 \$156,671.89

Alternate #2 \$949,763.96

TOTAL ESTIMATED CONSTRUCTION COSTS (WITHOUT ALTERNATES) \$13,438,955.35**TOTAL ESTIMATED CONSTRUCTION COSTS (WITH ALTERNATES) \$14,545,391.19**

(7)



WAXAHACHIE COMMUNITY DEVELOPMENT CORPORATION APPLICATION FORM FOR FUNDING

The **WCDC** collects a Sales Tax and has all the powers both express and implied, granted to corporations governed by Sec. 4B of the Development Corporation Act. The WCDC will consider application for the following types of projects:

1. **Direct Contributions to Business Development:** projects should include support of retention, expansion, or recruitment, resulting in public economic benefit, and economic and demographic analyses used for policy development.
2. **Quality of Life Projects:** projects which are owned by the City of Waxahachie upon completion; or, where funding is requested for the construction of private (which includes non-profit) development projects, but only if the resulting facility is accessible or open to the public; both such Quality of Life projects indirectly result in economic benefits.
3. **Participation in Public Infrastructure:** projects necessary to facilitate private development, resulting in public economic benefit. Guidelines and Procedure
4. **Historical Restoration and Preservation Activities that Directly Promote Tourism and the Hotel and Convention Industry:** historical restoration and preservation projects or activities or advertising and conducting solicitations and promotional programs to encourage tourists and convention delegates to visit preserved historic sites or museums;
5. **Sporting Event Expenses that Substantially Increase Economic Activity at Hotels:** expenses, including promotion expenses, directly related to a sporting event in which the majority of participants are tourists who substantially increase economic activity at hotels and motels within the municipality or its vicinity;
6. **Enhancement of a Sporting Event Facility:** the promotion of tourism by the enhancement and upgrading of existing sports facilities or fields; and
9. **Wayfinding:** signage directing the public to sights and attractions that are visited frequently by hotel guests in the municipality.

(Other Texas Tax Code Sec. 351.101 "Uses" do not apply to the City of Ennis.)

(7)

The WCDC will accept applications from established non-profits & private companies whose program fits into one or more of the above categories. All requests for funds should be submitted in writing, accompanied by the official application no later than **XX, XX, 2026**. Applicants should submit an **Original** application with attachments **plus 3** copies to the City Secretary's office. **Copies do not require attachments.**

The application will be reviewed by the designated **City Staff** at the earliest possible opportunity. The applicant may be asked to answer any questions regarding the application. If the Applicant is to give a presentation, they will be notified prior to the meeting of the specific time and location.

Based on the application, eligibility, and funding available, the **designated City Staff Liaison** will make a decision within the budgetary threshold approved by the WCDC; if funding requests exceed the given authority, then eligible projects will be presented to the WCDC, who will make the final decision.

Eligibility and Priority for Funds: Priority will be given to events and organizing entities based on their ability to generate sales tax to the City. If an event will not generate any meaningful sales tax revenue, it is **not eligible** for funds. Events can prove this potential to generate sales tax revenue by:

- a. **Prior year information on the sales tax revenue generated** during the same events;
- b. **Current information on the size of the event** and scope of the event;

A post-event report will determine how well the entity met its goals and will be used in the evaluation and consideration of funding requests.

Use of Local Vendors: The WCDC encourages all event organizers to patronize businesses for food, supplies, materials, printing, etc. which are located within the boundaries of the City of Waxahachie.

Use of Revenues from Event: A portion of the revenues from a tourism event receiving funding assistance should be channeled back into the future costs of operating that same event.

REIMBURSEMENT BASIS: Awarded funds will be paid **AFTER** the City Staff has reviewed the documentation of eligible expenditure by the applicant; proof of such expenditure can be provided through copies of paid invoices and/or receipts, and alternatively, through copies of bank statements.

Supplemental Information Required With Application: With the application, please submit the following:

- _____ Marketing Plan for Proposed Event
- _____ Schedule of Activities or Events Relating to the Proposed Project
- _____ Purchasing Policies

Submit complete application NO LATER THAN XX, XX, XXXX.

(7)

**WCDC – TOURISM EVENT SUPPORT PILOT PROGRAM TEMPLATE FOR
EVENT SUPPORT PILOT PROGRAM CORPORATE BODY
RESOLUTION**

This Corporate Body Resolution is executed by _____, a non-profit hereafter referred to as "Organization."

The undersigned certifies to be a duly appointed Corporate Secretary of the Organization which is a corporation duly organized and existing under the laws of the State of Texas, and that, as such, is authorized to execute this resolution on behalf of the Organization and further certifies that:

- (A). At a meeting of the Organization's governing body held on _____, 2026, at which a quorum was present and acting throughout, the following resolution was duly adopted, has not been amended and is in full force and effect the date hereof:

RESOLVED, that the _____ of the Organization, now appointed or hereafter appointed, shall be, and is hereby, authorized to enter into and execute in the name of and on behalf of the Organization all agreements, contracts, applications for funding, instruments, documents and claims for reimbursement related to his or her work as a _____ and to delegate authority in writing to others.

- (B). The office listed below is held by the person whose name is indicated opposite such office, such person has been duly elected to such office, and the signature opposite his or her name is his or her authentic signature.

NAME

TITLE

SIGNATURE

- (C). The person listed above has the requisite authority to execute the documents attached hereto which constitute the City of Ennis Fiscal Year 2025-2026 Application for HOT financial support.

IN WITNESS WHEREOF, I have hereunto set my hand of this ____ day of _____.

Corporate Secretary

(7)

WCDC – EVENT SUPPORT PILOT PROGRAM ORGANIZATIONAL STATUS CERTIFICATION

In accordance with the WCDC Event Support Pilot Program requirements, the _____ hereafter referred to as "Organization," acting by and through its _____ certifies the following:

The Organization is tax exempt under Internal Revenue Service Section 501 (c) _____

1. The Organization is operating as a non-profit corporation as described in the following documents:

- A. Organization's Articles of Incorporation
- B. Organization's By-laws
- C. Organization's Charter from the Secretary of State
- D. Organization's Proof of Tax Exempt Status under IRS Section 501 (c)

The Organization will notify the WCDC of any changes to the above documents within 30 days of such change and submit a revised Tourism Event Support Pilot Program Organizational Status Certification.

All notices required to be given under this certification shall be mailed or personally delivered to the person identified as follows:

**City of Waxahachie
c/o City Manager
107 N Sherman St
Waxahachie, TX
75165**

Signature _____

Date _____

Title _____

ATTEST:

City Secretary

(7)

APPLICATION FOR EVENT SUPPORT PROGRAM

Organization Information

Name of Organization _____

Address _____

City, State, Zip _____

Contact Name _____

Contact Phone Number/Fax _____

Contact E-Mail Address _____

Alternative Contact and Phone _____

Web Site Address for Event or Sponsoring Entity _____

Is Your Organization: Non-Profit 501 C _____

Tax ID # _____ Entity's Creation Date _____

Name of Event _____

Purpose of Your Event _____

Date of Event _____

Primary Location of Event _____

Amount Requested _____

How Will The Funds Be Used? _____

Alternative Funding Sources Considered? _____

Percentage of Sales Tax Support of Related Costs

____ Percentage of **Total Event Costs** Covered by Sales Tax

____ Percentage of **Facility Costs** Covered by Sales Tax for the Funded Event

____ Percentage of **Marketing Costs** covered by Sales Tax for the Funded Event

(7)

Check Which Categories Apply to Funding Request and Amount Requested Under Each Category:

1. _____ **Direct Contributions to Business Development**
2. _____ **Quality of Life Project**
3. _____ **Participation in Public Infrastructure**
4. _____ **Promotion of the Arts that Directly Enhance Tourism and the Hotel & Convention Industry**
5. _____ **Historical Restoration and Preservation Projects or Activities or Advertising**
6. _____ ***Sporting Event Expenses that Substantially Increase Economic Activity**
7. _____ **Enhancement of a Sporting Event Facility**
9. _____ **Wayfinding:**

***Sporting Related Event Funding:**

_____ If the event is a sporting related function/facility, how many individuals are expected to participate?

_____ If the event is a sporting related function/facility, how many of the participants are expected to be from another city or county?

_____ If the event is a sporting related function/facility, quantify how the funded activity will substantially increase economic activity at hotel and motels within the city or its vicinity?

(7)

Historical Narrative (20 points)

Points are awarded on the basis of how established your program is, past event successes, etc. A higher number of points will be awarded for entities that have a proven track record of consistent event success within their stated budget.

Please provide a description of your organization's history. (One page, attached to application)

Organization's Mission Statement _____

Event Background

How does your Event meet the needs of the community? _____

How many years have you held this Event? _____

What is your expected Event Attendance: _____

How many people attending the Event will use Ennis hotels, motels, or bed & breakfasts? _____

How many nights will they stay? _____

Do you reserve a room block for this event at an area hotel, and if so, how many rooms and where? _____

Please list the last three years that you have hosted your Event with any potential amount of assistance given from HOT funding and the number of hotel rooms used:

	Month Year Held	Assistance Amount	Number of Hotel Rooms Used
<u>2023</u>	_____	_____	_____
<u>2024</u>	_____	_____	_____
<u>2025</u>	_____	_____	_____

How will you measure the impact of your event on area hotel activity? _____

Please list other organizations and contracts/grants that have offered financial support to your event: _____

Please list all promotional efforts for this event and the amount financially committed to each media outlet:

Paid Advertising _____ Newspaper _____ Radio _____ TV _____ Press Releases to Media

Direct Mailing to out-of-town recipients _____ Other: _____

Specify who are you targeting in your advertising and promotion efforts? _____

(7)

Needs Statement (20 Points)
(One page)

Explain why you are requesting funds from the WCDC Event Support Program: _____

Event Budget Description (10 Points)

ALL Revenues

(Specific to the program/project for which funding is being requested.)

Source	2024-2025	2025-2026 (Estimated)
WCDC		
Ellis County		
State		
Federal		
United Way		
Foundation Grants		
Donations		
Fundraisers		
Fees and Dues		
Sale of Merchandise		
Other: (Include any and all other funding awarded & pending receipt)		
Total Revenues		

**WCDC FUNDING AS A
PERCENTAGE OF TOTAL ORGANIZATION BUDGET**

_____ %

(7)

ORGANIZATION'S FISCAL YEAR _____ TO _____

Organization Budget Description (10 Points)

ALL Expenditures

(Specific to the program/project for which funding is being requested)

Line-Item (actual expenditures)	2024-2025 (Actual)	2025-2026 (Estimated)	Amount Requested to be Funded by Ennis TESPP
Advertising: Billboards, Printing and Publications			
Website			
Equipment			
Supplies			
Postage and Shipping			
Contract Labor			
Awards			
Travel/Trainings			
Overhead			
Promotional Materials			
Other			
Total Expenditures:	\$	\$	\$

(7)

Deadline to submit complete application is XX, XX, XXXX
No Later Than 4:45 PM to City Secretary's Office

Goals, Objectives and Measures (50 points)

For each of your programs (only for the event that is the subject of the funding request), please list the goals that your agency has set for the funding period, and how it plans to achieve them. The objectives must be specific and measurable. Please describe the workload measures. Are they verifiable and reliable?

PROGRAM	GOAL	OBJECTIVE	PERFORMANCE MEASURES
<i>Name of current or new program.</i>	<i>Definition: These describe generalized outcomes that you envision your organization will achieve.</i>	<i>Definition: These are specific tasks and activities that are set out to meet your goals.</i>	<i>Definition: The indicator that will be used to measure success. It could be a set rate (percentage) or an increase/decrease level from one period to another.</i> ___% or ___#

Deadline to submit complete application is April 20, 2026,
No Later Than 4:45 PM to City Secretary's Office

(7)

Attachment Checklist

All attachments must be submitted with application and in the order shown

- _____ Proposed Marketing Plan for Funded Event
- _____ Schedule of Activities or Events Relating to the Funded Event
- _____ \$1 million in Liability Insurance
- _____ Articles of Incorporation
- _____ Charter from Secretary of State (Texas)
- _____ Constitutional By-laws
- _____ Approved minutes of the most recent board meeting
- _____ Board of Directors Roster
- _____ Staff Roster
- _____ IRS 501 (c) Letter
- _____ 2024 OR 2025 IRS Form 990
- _____ Annual Audit, Review, or Financial Statement
- _____ Annual Report
- _____ Current Purchasing Policies and Procedures

FOR INTERNAL CITY USE ONLY

_____ **Complete**

_____ **Incomplete (explain)**
