

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 **July 1, 2026 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, Chair
Shane Henry, Vice Chair
Al Mack
Brad Yates
Dusty Autrey
Conor McGuire
Amber Adams

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 Tax Increment Reinvestment Zone No. 1 meeting of March 11, 2026
4. Consider a Downtown Building Improvement Program Grant Application for 208 W Main and 105 N Rogers
5. Consider a Downtown Building Improvement Program Grant Application for 209 S College
6. Consider application of protective coatings on downtown murals
7. Consider additional handicapped parking spots at the Farmers Market to serve the Wags-A-Hachie Dog Park
8. Consider emergency repairs to downtown pocket park, Memorial Park
9. 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
March 11, 2026

A meeting of the Board of Directors of the Tax Increment Reinvestment Zone No. 1 (TIRZ) was held on Wednesday, March 11, 2026 at 3:00 p.m. in the Mean Green 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
Dusty Autrey
Conor McGuire
Amber Adams

Others Present: Ricky Boyd, City Manager
Albert Lawrence, Deputy City Manager
Shon Brooks, Assistant City Manager
Sandy Rehkopf, Downtown Redevelopment & Historic
Preservation Manager
Jami Bonner, Assistant City Secretary

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 November 12, 2025

Action:

Shane Henry moved to approve the minutes of the Tax Increment Reinvestment Zone No. 1 meeting of November 12, 2025 as presented. Motion was seconded by Dusty Autrey and carried unanimously (7-0).

4. Consider a Downtown Building Improvement Program Grant Application for 100 N. College Street

Sandy Rehkopf, Downtown Redevelopment and Historic Preservation Manager, presented the item. Applicants Kevin Cross and Amanda Moreno-Lake requested approval of a grant through the Downtown Building Improvement Grant Program (DBIP) in the amount of \$100,000 to partially fund the replacement and restoration of windows at the Rogers Hotel.

Cost proposals submitted with the DBIP application ranged from \$316,000 to \$335,000 and included emergency brick, associated masonry repairs, and an extended seven year warranty. The building's brick and mortar are in deteriorated condition, requiring more extensive restoration than originally anticipated. Additionally, during the removal of existing windows for replacement,

some consequential damage occurred to the surrounding exterior brick, further increasing the scope of the necessary masonry work.

Ms. Rehkopf explained that the DBIP program allows reimbursement of up to \$50,000 for qualifying projects. Because the requested amount exceeds the program's standard limit, approval from the TIRZ Board is required for the additional \$50,000.

The project scope for the grant request includes the installation of approximately 18,000 bricks, reinforcement where necessary throughout the project, and the provision of roof, wall, and safety protection during construction.

Board Member Shane Henry noted that the TIRZ Board previously approved a DBIP grant request for 100 N. College Street at the September 22, 2025 TIRZ meeting in the amount of \$75,000 to assist with the replacement and restoration of the Rogers Hotel windows.

Board members asked whether the damage to the windows and surrounding infrastructure may have been caused by the March 8, 2025 storm and whether an insurance claim could potentially cover some of the repair costs. Ms. Moreno-Lake stated that the damage may have been related to the storm and that an insurance claim was submitted; however, the insurance company maintains that the damage is attributable to the age and condition of the building, which was constructed in 1912. She added that working with the insurance company has been challenging and expressed concern that the project should not be delayed due to potential liability issues.

Mr. Henry asked whether the applicants were aware of the brick and infrastructure concerns when the previous DBIP grant application was submitted. Ms. Moreno-Lake replied that they were not aware of the extent of the issue at that time. The problem became apparent only after the window frames were removed, revealing additional deterioration in the surrounding brick and masonry.

Board members requested to review the insurance company's final determination regarding the claim, including whether any portion of the window or infrastructure repair costs would be covered. The Board reiterated its commitment to being responsible stewards of TIRZ funds and emphasized the importance of conducting appropriate due diligence when considering funding requests.

Action:

Conor McGuire moved to deny funding for a Downtown Building Improvement Program Grant Application for 100 N. College Street. Motion was seconded by Al Mack.

Board Member Dusty Autrey stated that he was not necessarily inclined to deny the request; however, he would like to review additional information before making a decision.

Mr. McGuire rescinded his motion.

Action:

Conor McGuire moved to table the item until further funding documentation can be provided by the applicants. Motion was seconded by Dusty Autrey and carried unanimously (7-0).

5. Consider a Downtown Building Improvement Program Grant Application for 203–207 S. College Street

Ms. Rehkopf presented the item, and applicant Doug Pate requested approval of a funding request through the Downtown Building Improvement Program (DBIP) in the amount of \$110,409, representing a portion of the total anticipated cost for the building improvement project.

Cost proposals submitted with the DBIP application ranged from \$110,000 to \$130,000 and included emergency structural repairs, as well as exterior and interior brick work. The structural integrity of the building was severely compromised, and emergency repairs were necessary to preserve the historic structure.

The DBIP allows reimbursement of up to \$50,000 for qualifying projects. Because the requested amount exceeds this limit, the TIRZ Board may consider approval of the additional \$60,409.

The project scope includes structural repairs and reinforcements to the building walls, repointing of exterior brick, and reconstruction of the interior masonry wall on the second floor.

Board members inquired about the intent of the DBIP and the parameters for funding. Deputy City Manager Albert Lawrence explained that, historically, DBIP funds have been used for infrastructure repairs, exterior and street-facing façade improvements to enhance the downtown area, and addressing safety concerns. Mayor Wallace requested that an item be added to the next meeting agenda to provide a TIRZ overview and financial status update.

Action:

Brad Yates moved to approve funding from the TIRZ fund in the amount of \$100,000.00 for the emergency structural repairs at 203 – 207 S. College Street, and authorize the City Manager to execute all documents as necessary. Motion was seconded by Al Mack and carried 6-0 with Dusty Autrey abstaining.

6. Adjourn

There being no further business, the meeting adjourned at 4:11 p.m.

Respectfully submitted,

Jami Bonner
Assistant City Secretary



Memorandum

To: Tax Increment Reinvestment Zone (TIRZ) No. 1 Board
From: Sandy Rehkopf, Downtown Redevelopment & Historic Preservation Manager
Thru: Trenton Robertson, Director of Planning
Date: July 1, 2026
Re: Consider a Downtown Building Improvement Program Grant Application for **208 W Main and 105 N Rogers**

Recommended Motion: "I move to approve funding from the TIRZ fund in the amount of \$231,000 for the improvements at 208 W Main and 105 N Rogers, and authorize the City Manager to execute all documents as necessary."

Item Description: Consider authorizing funding from the TIRZ fund in the amount of \$231,000.00 for the improvements at both 208 W Main and 105 N Rogers.

Item Summary: The applicant has submitted a request through the Downtown Building Improvement Grant Program for \$231,000, which represents 23% of the total project cost for both buildings of \$1,014,410.

The applicant will perform complete interior and exterior renovation of both buildings to include plumbing, HVAC, electrical, roof replacement, asbestos abatement, extensive masonry repairs, awnings, storefront restoration, and full interior finish out. The applicant is requesting 23% reimbursement instead of 50% as allowed by the Downtown Building Improvement grant program. The 23% request is equivalent to the cost of the exterior repairs on both buildings.

The applicant has selected local contractor, Nay Construction to complete the work and expects to complete the exterior restoration in approximately 90 days.

As noted above, the grant request aligns with the Downtown Building Improvement Grant Program, which offers up to a 50/50 match for qualifying improvement costs up to \$200,000 per building per year.

Fiscal Impact: The \$231,000.00 would be funded by the TIRZ fund, which has sufficient capacity to fund the improvements.

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Memorandum

To: Tax Increment Reinvestment Zone (TIRZ) No. 1 Board
From: Sandy Rehkopf, Downtown Redevelopment & Historic Preservation Manager
Thru: Trenton Robertson, Director of Planning
Date: July 1, 2026
Re: Consider a Downtown Building Improvement Program Grant Application
for **209 S College**

Recommended Motion: "I move to approve funding from the TIRZ fund for 50% of the final project cost up to \$7500 for the improvements at 209 S College and authorize the City Manager to execute all documents as necessary."

Item Description: Consider authorizing funding from the TIRZ fund for 50% of project costs up to \$7500 for the improvements at 209 S College.

Item Summary: The applicant has submitted a request through the Downtown Building Improvement Grant Program for assistance to restore the original wood floors on the first floor.

This property was built in 1900 and is in the central downtown historical district. The applicant has operated her boutique in this location for several years, but due to situations beyond her control, she will be vacating the property. She must repair the damaged floors so that she can attract a tenant and the building is not left vacant. The applicant has had difficulty getting contractors to commit to a bid to restore the original wood floors without pulling up the vinyl first. For that reason, she is prepared with two bids.

The project scope for this grant request encompasses the costs of removing and disposing of the vinyl flooring and restoring the original wood floors for \$15,000. The applicant states that if the contractor uncovers costly additional work that

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exceeds her ability to restore the original wood floors, she may be forced to replace the overlay flooring instead. She understands that she will only qualify for 50% of the actual, provable cost of the job once it is finished and inspected by the City staff.

Fiscal Impact: Up to \$7500 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: Sandy Rehkopf, Downtown Redevelopment & Historic Preservation Manager
Thru: Trenton Robertson, Director of Planning
Date: July 1, 2026
Re: Consider application of protective coating on downtown murals

Recommended Motion: "I move to approve funding from the TIRZ fund in the amount of \$13,800 for the application of protective coating on five murals and authorize the City Manager to execute all documents as necessary."

Item Description: Consider authorizing funding from the TIRZ fund in the amount of \$13,800 for the application of protective coating on five murals.

Item Summary: Waxahachie currently features five public murals that have become popular destinations for residents and visitors and contribute to the character and vibrancy of the downtown district. To protect these community assets and preserve their appearance, staff is requesting consideration of applying a specialized protective coating to all five murals at a total cost of \$13,800.

The coating provides a sacrificial barrier that allows graffiti, paint, and other surface contaminants to be removed without damaging the underlying artwork. This preventative measure will help reduce future maintenance costs, extend the life of the murals, and ensure that these highly visible public art installations continue to enhance the downtown experience.

Fiscal Impact: The \$13,800 would be funded by the TIRZ fund, which has sufficient capacity to fund the improvements.

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Memorandum

To: Tax Increment Reinvestment Zone (TIRZ) No. 1 Board

From: Sandy Rehkopf, Downtown Redevelopment & Historic Preservation Manager

Thru: Trenton Robertson, Director of Planning

Date: July 1, 2026

Re: Consider improvements to provide additional ADA-accessible parking to serve the Farmers Market and Wags-A-Hachie Dog Park.

Recommended Motion: "I move to approve funding from the TIRZ fund in the amount of \$69,600 for the addition of ADA-accessible parking to serve the Farmers Market and the Wags-A-Hachie Dog Park and authorize the City Manager to execute all documents as necessary."

Item Description: Consider authorizing funding from the TIRZ fund in the amount of \$69,600 for the addition of ADA-accessible parking to serve the Farmers Market and the Wags-A-Hachie Dog Park.

Item Summary: Staff is requesting consideration of improvements to provide additional ADA-accessible parking spaces on the north side of the Farmers Market vendor parking lot. These spaces would serve both the Waxahachie Farmers Market and the adjacent dog park.

Several citizens have addressed City Council regarding the lack of convenient accessible parking near the small dog park. While accessible parking is currently available, the existing spaces are limited and located a considerable distance from the park, creating a hardship for individuals with mobility challenges.

The proposed project includes site preparation, construction of new ADA-compliant parking spaces, connectivity to the existing sidewalk system, and

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installation of the appropriate striping and signage. These improvements will enhance accessibility, improve convenience for park users and market visitors, and address a recurring concern expressed by members of the community.

Staff recommends approval of this project as an investment in accessibility and the continued enhancement of public amenities serving residents and visitors.

Fiscal Impact: The \$69,600 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: Sandy Rehkopf, Downtown Redevelopment & Historic Preservation Manager
 Thru: Trenton Robertson, Director of Planning
 Date: July 1, 2026
 Re: Consider emergency repairs for Downtown Memorial Park

Recommended Motion: "I move to approve funding from the TIRZ fund in the amount of \$26,970 for the emergency repairs at the downtown Memorial Park and authorize the City Manager to execute all documents as necessary."

Item Description: Consider authorizing funding from the TIRZ fund in the amount of \$26,970 for the improvements at Downtown Memorial Park.

Item Summary: City staff is requesting consideration of emergency repairs to the brick arch entrance structures. The park sits on land owned by Ellis County and hosts the Police Memorial that was built by the City of Waxahachie as a partnership to provide meaningful use of the land.

The structure contains six brick arches supported by masonry columns that form the entrances into the park. Over time, significant ground settlement has occurred beneath the structures, causing severe deterioration including displaced brickwork, buckling, separation of the arches from the columns, and loose brick and mortar falling from overhead. Additionally, the large tree in the center of the park is pushing up the stone pavers causing a serious public trip hazard.

A contractor was recently engaged to evaluate and provide a cost estimate for repairs. Upon inspection, the contractor expressed serious concerns regarding the structural integrity of the arches and advised that the condition constitutes

an immediate safety hazard. The contractor recommended that the area be barricaded immediately to protect the public and further advised that the repairs be elevated to emergency status due to the risk of partial or complete structural failure.

Staff has secured the area and is bringing this item forward for the Board's consideration to address this urgent public safety issue and preserve a prominent feature of Memorial Park.

As an additional note: \$60,000 was approved in 2025 by Council for repairs to the water feature, which has yet to be completed. Also, the tree inside the park has mature roots that are overgrown and pushing up the pavers. This is also causing tripping hazards. Although not considered part of the emergent repairs, it is of significant concern.

Fiscal Impact: The \$26,970 would be funded by the TIRZ fund, which has sufficient capacity to fund the improvements.