

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 **July 8, 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 June 9, 2026
4. Hear update on the Civic Center Expansion Study
5. Discuss and consider potential improvements to the Sports Complex
6. Discuss and consider potential improvements to Lions Park
7. Discuss and consider funding for driving range and other amenities at Lions Park
8. Discuss criteria and processes for annual funding qualifications and requests
9. Discuss and consider funding opportunities for community development projects, including expansion of the hike-and-bike trail, completion of Railyard Park, installation of downtown alley lighting, and other capital improvement initiatives
10. 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 June 9, 2026, at 3:00 p.m.

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

{Public comments were made prior to Item 6 presentation}

Chris Davis, 401 N. Rogers St., Waxahachie, Texas, introduced himself as Chairman of the Park Board and expressed concern regarding the proposed synthetic turf fields at Lions Park. He stated that the Park Board has previously recommended a multiuse park concept that includes practice fields, pickleball courts, basketball courts, a skate park, and other recreational amenities. He further noted that the Park Board has not been presented with or reviewed the proposed turf field concept and expressed concern that the previously approved Lions Park plan may be superseded.

3. Approval of minutes of the Waxahachie Community Development Corporation meeting of May 12, 2026

Action:

Kevin Chester moved to approve minutes of the WCDC meeting of May 12, 2026. Motion was seconded by Andrew Henderson and carried unanimously (4-0).

4. Review of WCDC outstanding bonds and annual debt payments, payoff schedules, non-capital expenses, current fund balance, projected revenues, and other budgetary matters

Finance Director Chad Tustison presented the Item and provided an overview of the WCDC Fund and five-year financial forecast, noting that budget development is ongoing and figures may change slightly before final adoption.

Mr. Tustison reviewed the WCDC's outstanding debt:

- 2016 Certificates of Obligation: \$5.3 million issued for Little Creek Trail and park improvements; approximately \$3.0 million remains outstanding.
- 2017 Refunding Bonds: \$18.6 million issued to refinance Waxahachie Sports Complex and Waxahachie Civic Center-related debt; approximately \$11.46 million remains outstanding.
- 2018 Bond Issuance: \$2.0 million issued for the Railyard Park amphitheater; approximately \$1.4 million remains outstanding.

Annual debt service is approximately \$1.9 million, with all current debt projected to be retired by 2038. Mr. Tustison noted the WCDC maintains a separate debt service fund with reserves equal to approximately 25% of annual debt payments.

Fund Forecast

Fiscal Year 2025 ended with a fund balance of approximately \$6.19 million. Fiscal Year 2026 is projected to end with a fund balance of approximately \$7.2 million. Revenue projections have been adjusted upward due to stronger-than-expected sales tax collections and increased activity at the Civic Center and Sports Complex. Sales tax revenue is now projected at approximately \$8.1 million for FY 2026, compared to the original estimate of \$7.9 million. The FY 2027 base budget assumes 4% sales tax growth and does not include revenue from new businesses until collections are received and verified by the state.

Expenditures and Service Enhancements

The FY 2027 budget includes operating expenses, debt service, downtown Christmas lighting, and a proposed administrative cost allocation for city support services. Departments submitted five-year capital and service enhancement requests, including approximately \$238,000 for the Civic Center, \$1.47 million for the Sports Complex, and \$275,000 for Community Beautification. These requests are included in the forecast for planning purposes but have not been approved. If all proposed enhancements are included, FY 2027 is projected to generate a surplus of approximately \$1.26 million and end with a fund balance of approximately \$8.85 million.

Long-Term Outlook and Board Discussion

Mr. Tustison reported that the fund remains financially healthy and is projected to maintain annual surpluses throughout the five-year forecast period. Based on current projections, the WCDC could potentially support approximately \$18 million in additional debt capacity, subject to board and City Council approval.

Board members discussed the WCDC's 25% reserve policy, which was originally established to provide funding for major facility repairs and emergency needs. Members also discussed whether reserve levels should be reevaluated as revenues and fund balances continue to grow.

Staff clarified that previously discussed project pledges are not reflected in financial projections until formally appropriated and incorporated into a financing plan.

5. Discuss and consider potential improvements to the Sports Complex

Sports Complex Director James Villarreal presented the Item and provided an updated concept plan and cost estimate for converting the Sports Complex soccer field area to turf fields. The revised plan includes approximately 340,000 square feet of turf and would provide four regulation soccer fields that can be configured into up to 11 smaller fields for various levels of play and tournament formats.

The updated project estimate is approximately \$5.3 million, plus an optional \$124,200 alternate for landscape turf access areas, for a recommended total project cost of approximately \$5.4 million. Mr. Villarreal did not recommend the optional \$837,000 water cannon cooling system, citing limited benefit relative to cost.

Mr. Villarreal noted the project would enhance tournament opportunities, increase sports tourism potential, and improve the overall quality of the Sports Complex. If approved, construction would likely begin following the fall soccer season and continue through spring 2027, requiring temporary relocation of youth soccer programming during construction.

Board members discussed project costs, potential revenue impacts, bonding versus cash funding options, asset life expectancy, reserve fund considerations, and other anticipated capital projects. Mr. Villarreal estimated the synthetic turf could have a useful life of approximately 12 to 15 years, depending on usage.

Following discussion, the Board reached a consensus to table consideration of the project until a future meeting to allow for additional review and input from all board members.

6. Discuss and consider potential improvements to Lions Park

Director of Parks and Recreation Gumaro Martinez presented an update on proposed revisions to the Lions Park plan, noting the changes were introduced by City Council during a capital improvements budget meeting. He outlined a revised concept featuring six to seven artificial turf fields with an estimated cost of \$14M–\$15.7M depending on scope and alternates. The proposal includes lighting, fencing, concessions, restrooms, parking, and optional amenities such as cooling systems and impact-reduction surfacing. A phased implementation was also presented, with Phase 1 estimated at \$11.2M.

President Phillips introduced a separate concept for the acquired property near the Convenience Station at Lions Park, proposing a WCDC-funded driving range developed in partnership with a private operator. The estimated project cost is \$2.2M and includes hitting bays, putting green with sand trap, fencing along the hike and bike trail, irrigation and site improvements, and a concession/restroom facility. Comparable facilities were noted in Burleson, Richardson, and Grand Prairie, with no existing golf practice range currently in Ellis County. The proposed private partner would operate the facility under a lease or profit-sharing arrangement.

Following discussion, the Board reached a consensus to table the item until the next meeting to allow for additional review and input from all members.

Board Member Andrew Henderson announced he would need to leave the meeting to attend another commitment, resulting in the loss of quorum.

7. Discuss criteria and processes for annual funding qualifications and requests

Item 7 was not discussed by the Board.

8. Set meeting date and time for the July WCDC meeting

City Secretary Amber Villarreal announced that she would email the Board with potential meeting dates.

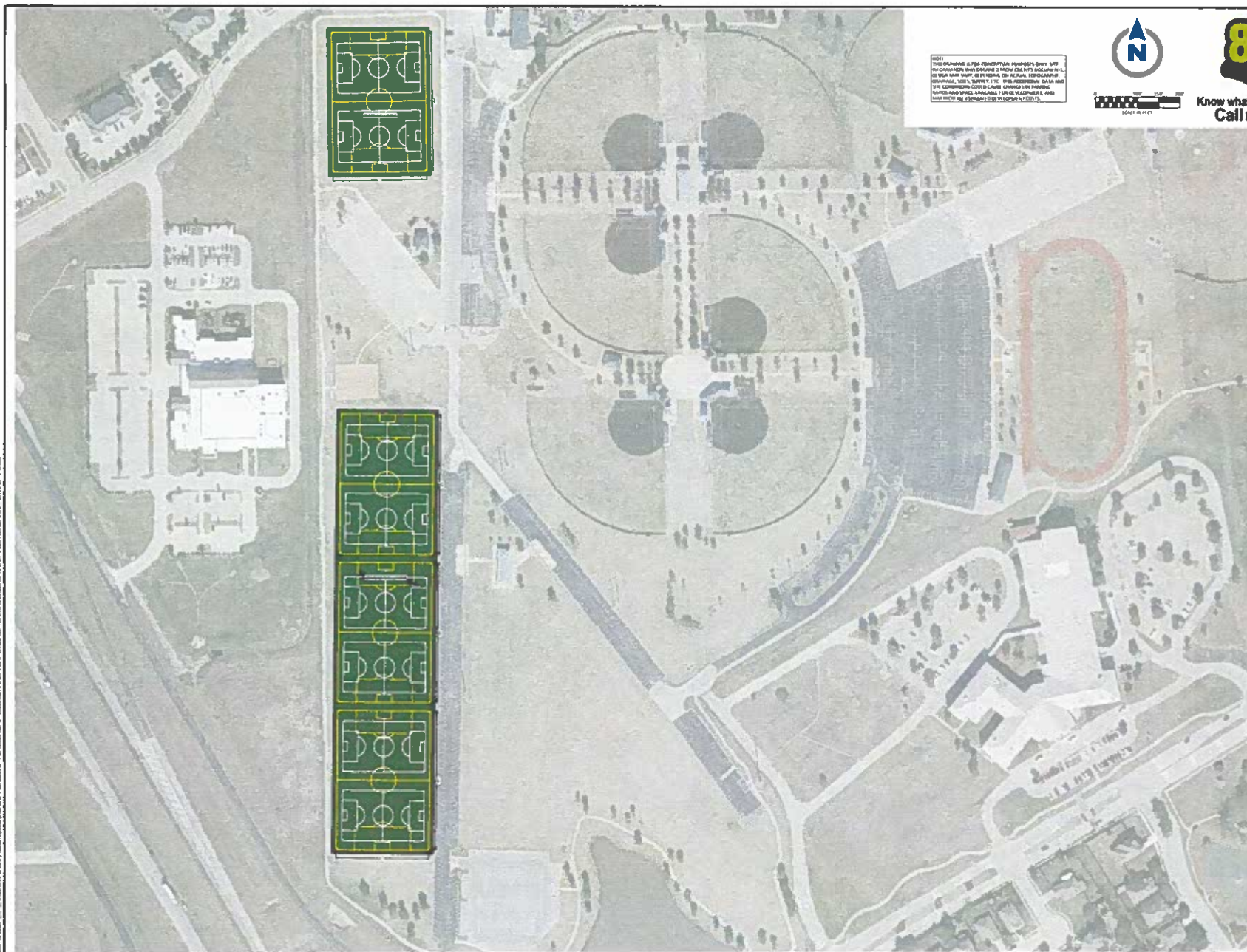
9. Adjourn

Due to loss of quorum, the meeting adjourned at 4:52 p.m.

Respectfully submitted,

Jami Bonner
Assistant City Secretary

Wang, Y. and C. Wang. 2005. "The Effect of the Financial System on the Development of the Real Estate Market in China." *Journal of Real Estate Finance* 16: 1-12.

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WAXAHACHIE SPORTS COMPLEX
CLIENT 2
STREET
WAXAHACHIE, TX

PRELIMINARY
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CONSTRUCTION

Major 1st Officer	1st CO	1st
Major 2nd Officer	2nd CO	2nd
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CONCEPTUAL SITE PLAN

CSP

(5)



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PHONE: 972-466-1737

WAXAHACHIE SPORTS COMPLEX
CLIENT 2
STREET
WAXAHACHIE, TX

PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	JR
PROJECT MANAGER	JR
DESIGNER	JR
CEI PROJECT NUMBER	0000
DATE	4/13/2009
REVISION	REV 0

CONCEPTUAL SITE
PLAN - NORTH

SHEET TITLE
SHEET NUMBER

CSP - N

[illegible]

CSP - S

(5)

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	\$1,110,439.00

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	\$1,189,855.40
			Total Fields 2, 3 & 4	\$3,307,041.04

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%)

\$241,873.79

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)

\$6,263,647.42

(6)



NOTES:
THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. ITS INFORMATION WAS OBTAINED FROM QUANT'S DOCUMENTS, INCLUDES BUT IS NOT LIMITED TO: AERIAL, PHOTOGRAPHY, SURVEY, SOIL SURVEY, ETC. THIS INFORMATION, DATA AND ITS CONTENTS SHOULD BE CHECKED IN THE FIELD, BEFORE ANY CONSTRUCTION OR DEVELOPMENT. THIS DRAWING IS NOT TO BE USED FOR DEVELOPMENT.



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FIELD REFERENCE TABLE

FIELD	SPORTS
FIELD 1	SOCCER, SOFTBALL, MEN AND WOMEN'S LACROSSE
FIELD 2	SOCCER AND BASEBALL
FIELD 3	SOCCER AND 2 SOFTBALL FIELDS
FIELD 4	SOCCER
FIELD 5	SOCCER AND SOFTBALL
FIELD 6	SOCCER AND BASEBALL
FIELD 7	SOCCER AND FOOTBALL



CEI ENGINEERING ASSOCIATES, INC.
2000 W. 10TH STREET, SUITE 100
DALLAS, TX 75201
PHONE: (972) 480-2500

CITY OF WAXAHACHIE
LIONS PARK SOCCER FIELD
2303 HOWARD RD
WAXAHACHIE, TX

PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	SB
PROJECT MANAGER	SB
DESIGNER	SB
CEI PROJECT NUMBER	00000
DATE	06/06/2024
REVISION	REV 0

CONCEPTUAL SITE
PLAN

SHEET NUMBER

CSP

(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 egde	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 egde	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	\$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	\$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)

An opportunity for Lions Park

1

Using the land acquired opposite the convenience Center



2

(7)

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

(7)

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

(7)

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

(7)

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

(1)

Negation Points with Operator



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.)

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.

**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

(8)

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

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

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?

(8)

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? _____

(8)

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**

_____ %

(8)

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:	\$	\$	\$

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 ____#

(8)

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

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)**

1. Lions' Park Upgrades**Projected \$16 - \$18 million**

The WCDC has already invest significant funds for professional architectural renderings. Those technical blueprints presented varied options, some of which have been rejected, accepted and enhanced. The total projected costs of construction are \$16 to \$18 million dollars.

There are several opposing views which must be resolved to move forward or cause the WCDC to withdraw from the project. As an example, a discussion must be held regarding AstroTurf for playing fields, including what facilities should be on turf, where those amenities are located, access to the Nature Trail, etc.

2. Sports Complex addition of 8 soccer fields. Projected 6.2 million

The request from the city is to construct eight AstroTurf soccer fields on Sports Complex land parallel to the First Baptist Church on the east side of the sports facility.

3. Development of Waxahachie Golf Club property. Cost Unknown

The members of the Waxahachie Golf Club sold the golf course, club house and facilities. It appears there are two owners of the property. If real estate parcels could be purchased by the City of Waxahachie for under \$4 million, there are several options for future development which could be beneficial to the city.

4. Baylor and Navarro College interest in nursing facilities.**Costs to the city and WCDC unknown.**

Baylor is seeking financial assistance from the city to construct a nursing comfort center for doctors and staff to relax and regain energy for their demanding jobs. Navarro College is seeking land and development of a nursing school facility on their John Arden Street property.

WCDC Major Projects Considerations**Page Two of Two****5. Expansion of Hike & Bike Trail.****Projected: \$3 million**

Midlothian and Waxahachie governments have a joint project of completing hike & bike trails connecting the two cities. Waxahachie has plans to broaden its current H&B Trail from its current Getzendaner entry to Waxahachie High School on the Hwy. 287 by-pass.

State funding on an 80/20 split approved by Council 2023. In engineering currently.

(9)

6. Animal Center.

Projected: \$20 million

The city has received a tentative offer to pay for an animal clinic by a prospective data center company in exchange for construction concessions and tax relief. If that economic development project progresses, the WCDC may be asked to provide some funding.

7. Additional Funding for CVB

Projected: \$300,000

The need for added funding for the CVB ranging from projects costs to publicity i (side note: the CVB is a perfect example of using WCDC funding to bring substantial event revenue back to the city). Fund a series of events in downtown at Railyard park (concerts, magicians, theatrical performances, kids fairs, etc.

8. Railyard Park

Projected: \$800,000

The Railyard Park has grown in popularity and events. The plan from the beginning in 2018 was to enlarge the 1.2-acre park eastward. WCDC as been requested to help in that development.

9. Expansion of Civic Center meeting

Projected: July Board

10. Golf Practice Facility at Lions Park.

Projected: 2.2 million

Golfing complex in adjacent city property beyond the Convenience road to include driving range, limited shorter 9-hole course and other amenities to attract golfers.

Please rank each item on your personal preference and allocate \$15 million of expenses to the project(s) you want to see funded.

Example Sports complex #1

allocate \$3.0 million

Expansion of Hike and bike trail #2

\$2.0 million