

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 22, 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, Chairman
Shane Henry, Vice Chairman
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 July 1, 2026
4. Consider a Downtown Building Improvement Program Grant Application for 208 W Main and 105 N Rogers
5. Consider application of protective coatings on downtown murals
6. Hear update on emergency repairs to downtown pocket park, Memorial Park
7. Adjourn

The Board of Directors of the Tax Increment Reinvestment Zone No. 1 reserves the right to go into Executive Session as authorized by Section 551.071(2) of the Texas Government Code, for the purpose of seeking confidential legal advice from legal counsel on any agenda item listed herein.

ACCESSIBILITY STATEMENT

This meeting location is wheelchair-accessible. Parking for mobility-impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the ADA Coordinator at (469) 309-4000 or (TDD) 1-800-RELAY TX

Notice of Potential Quorum

***One or more members of the Waxahachie City Council may be present at this meeting.
No action will be taken by the City Council at this meeting.***

Tax Increment Reinvestment Zone No. 1
July 1, 2026

A meeting of the Board of Directors of the Tax Increment Reinvestment Zone No. 1 (TIRZ) was 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 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
Shon Brooks, Assistant City Manager
Trenton Robertson, Director of Planning and Zoning
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

Kathy Morrill, 209 Johnston Blvd., Waxahachie, Texas, thanked the TIRZ Board for considering a request to fund additional parking spaces at the Farmers Market. She noted that the Wags-A-Hachie Dog Park is a frequented often by residents and emphasized that the addition of ADA-accessible parking spaces would improve accessibility and better serve the community.

3. Approval of minutes of the Tax Increment Reinvestment Zone No. 1 meeting of March 11, 2026

Action:

Shane Henry moved to approve the minutes of the Tax Increment Reinvestment Zone No. 1 meeting of March 11, 2026 as presented. Motion was seconded by Dusty Autrey and carried unanimously (7-0).

4. Consider a Downtown Building Improvement Program Grant Application for 208 W Main and 105 N Rogers

Sandy Rehkopf, Downtown Redevelopment and Historic Preservation Manager, presented the Downtown Building Improvement Grant application for 208 W. Main Street and 105 N. Rogers Street, requesting approximately \$231,000 for renovations. She noted that while the program provides up to \$50,000 per building, the TIRZ Board has the discretion to recommend additional funding.

Board members discussed adding a condition requiring the property owner to retain ownership of the buildings for a specified period following reimbursement or repay grant funds if the properties are sold prematurely. Staff agreed to consult with the City Attorney regarding the legality and enforceability of such a requirement before the item is considered by the City Council.

The Board also discussed the program requirement for three contractor bids, including one from an Ellis County contractor. Members emphasized the importance of consistently applying the guidelines and expressed concern that the application included only two bids. Staff acknowledged the difficulty of obtaining bids for historic renovation projects, and the City Attorney advised that documented "no-bid" responses from qualified contractors could satisfy the requirement if good-faith efforts were made. The Board directed staff to update the application guidelines to clarify acceptable bid documentation.

Following discussion, the Board reached a consensus to table the application to allow the applicant time to obtain a third bid or provide documentation of good-faith efforts to secure one. Staff noted that a special TIRZ meeting could be scheduled once the additional information is received.

Action:

Brad Yates moved to table the item until the next meeting to allow the applicant to secure a third bid. Motion was seconded by Shane Henry and carried unanimously (7-0).

5. Consider a Downtown Building Improvement Program Grant Application for 209 S College

Ms. Rehkopf presented a Downtown Building Improvement Grant application requesting assistance to restore the original wood flooring at a downtown historic building constructed in 1900. The applicant requested reimbursement of up to 50% of the project cost, not to exceed \$7,500, for removal of vinyl flooring and restoration of the original wood floors. Ms. Rehkopf noted the applicant provided two bids, citing difficulty obtaining a third contractor due to the uncertainty of the work beneath the existing flooring.

Board members discussed the lack of a third bid and reiterated the importance of consistently applying the program's bid requirements. Members also questioned whether floor restoration qualified as an eligible project under the Downtown Building Improvement Grant Program or constituted routine building maintenance. After reviewing the program guidelines, the Board expressed concern that the proposed work did not clearly meet the program's eligibility criteria.

Following discussion, the Board reached a consensus that the application should not move forward in its current form due to both the incomplete bid documentation and concerns regarding project eligibility under the grant guideline

Action:

Shane Henry moved to deny a Downtown Building Improvement Program Grant for 209 S College. Motion was seconded by Conor McGuire and carried unanimously (7-0).

6. Consider application of protective coatings on downtown murals

Ms. Rehkopf presented a request for \$13,800 in TIRZ funding to apply a protective anti-graffiti coating to five public murals located throughout downtown. Staff explained that the coating would protect the artwork from graffiti and weathering, reduce future maintenance costs, and extend the life of the murals.

Board members discussed ownership of the mural locations, existing agreements with property owners, and whether funding had previously been allocated for long-term mural maintenance when the projects were originally approved. Members requested clarification regarding any remaining funds from prior mural appropriations that may have been intended for future maintenance.

Following discussion, the Board voted to table the request until staff could research prior mural funding, determine whether maintenance funds remain available, and present that information for further consideration.

Action:

Shane Henry moved to table the item until the next meeting. Motion was seconded by Brad Yates and carried unanimously (7-0).

7. Consider additional handicapped parking spots at the Farmers Market to serve the Wags-A-Hachie Dog Park

Ms. Rehkopf presented a request for \$69,600 in TIRZ funding to construct additional ADA-accessible parking spaces on the north side of the Farmers Market vendor parking lot. The improvements include site preparation, ADA-compliant parking spaces, sidewalk connections, striping, and signage to better serve the Farmers Market and the adjacent Wags-A-Hachie Dog Park.

Ms. Rehkopf explained that the project responds to concerns raised by citizens and the City Council regarding the lack of convenient accessible parking near the small dog park. Board members discussed the proposed location, project scope, and cost estimate.

Action:

Al Mack moved 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. Motion was seconded by Conor McGuire and carried unanimously (7-0).

8. Consider emergency repairs to downtown pocket park, Memorial Park

Ms. Rehkopf presented a request for emergency repairs to the brick arch entrance structures at Memorial Park, citing significant settlement, deteriorating masonry, and falling bricks that create an immediate public safety hazard. Staff also noted that tree roots have displaced pavers, creating additional trip hazards. The proposed Phase I repairs, totaling \$26,970, would stabilize the arches and address the immediate safety concerns, while future phases would consider redesign of the park and water feature.

The Board expressed support for preserving the Police Memorial while improving the park's

Tax Increment Reinvestment Zone No. 1

July 1, 2026

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appearance and safety.

Action:

Brad Yates moved to approve funding from the initial \$60,000 approved by Council in 2025 for the water feature repair and reappropriate \$26,970 for the emergency repairs for Memorial Park and authorize the City Manager to execute all documents as necessary. Motion was seconded by Shane Henry and carried unanimously (7-0).

9. Adjourn

There being no further business, the meeting adjourned at 4:05 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 22, 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 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. At presentation, the applicant did not have three bids as required by the guidelines of the program, therefore the item was tabled at the previous TIRZ meeting on 7.01.26.

The applicant presents again for the same request and has submitted a third bid as requested. Owner is planning 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.

(4)

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.

From: noreply@civicplus.com
To: [Rehkopf, Sandy](#)
Subject: Online Form Submittal: Downtown Building Improvement Grant Application
Date: Monday, June 22, 2026 4:30:24 PM

Downtown Building Improvement Grant Application

Requirements & Guidelines

Before completing your application, please read the [Building Improvement Program Packet \(PDF\)](#) to help ensure that everything is submitted correctly.

Application Information

Name of Building Owner	JED Capital LLC
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Name of Tenant (if applicable)	<i>Field not completed.</i>
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Mailing Address	200 S Elm
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City	Waxahachie
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State	TX
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Zip Code	75165
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Building Address	<i>Field not completed.</i>
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City	Waxahachie
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State	TX
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Zip Code	75165
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Contact Name	Dusty Autrey
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Phone Number	9726707121
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Email Address	aaabailbond@sbcglobal.net
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(Section Break)

Building Information

Physical Address	208 W Main & 105 N Rogers
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City	Waxahachie
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(4)

State	TX
Zip Code	75165
Property Legal Description	<i>Field not completed.</i>
Year of Construction	1900
Number of Stories	2
Building Space Type	Commercial
Details of Planned Improvements	Plumbing, HVAC, electrical, roof replacement, asbestos abatement, extensive masonry repairs, awnings and storefront restoration
Attach the following required documents:	
Scaled drawings/plans of proposed work and description of materials to be used	Biz Card.jpg
Photos of current building conditions	Biz Card_1.jpg
Copy of current commercial property insurance policy	Biz Card_2.jpg
Licensed Contractor quotes/bids (minimum of 3 proposals)	Biz Card_3.jpg
Contractor Name	Brighten Construction
Cost Estimate	1,014,410.00
Contractor Name	Nay Construction
Cost Estimate	1,056,778.72
Contractor Name	none
Cost Estimate	0.00
List any other contractor names and estimates (if	<i>Field not completed.</i>

applicable)

Quotes/bids submitted by an applicant must be current and dated no earlier than sixty (60) days prior to the application request. Quotes/bids shall be submitted on the contractor's or project architect's letterhead and shall contain the contractor's name, address, and telephone number.

Total Cost of Building Improvement Project	1,056,778.72
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Total Grant Amount Requested	231,000.00
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(Section Break)

Downtown Building Improvement Agreement

I fully understand the Downtown Building Improvement Program procedures and details established by the City of Waxahachie. I intend to use this program for the aforementioned planned improvement to forward the efforts of downtown revitalization and overall aesthetic improvement of the downtown area. I affirm and understand that:

- a. The information submitted herein is true and accurate to the best of my knowledge.
- b. I have read and understand the City of Waxahachie's Downtown Building Improvement Project Guidelines and agree to be bound by and abide by these conditions.
- c. I understand that approval of a Downtown Building Improvement grant shall be communicated to the applicant in writing by the City of Waxahachie via a Downtown Building Improvement Commitment Letter.
- d. I understand that receipt of a Downtown Building Improvement Commitment Letter from the City of Waxahachie does not constitute application or approval for a City of Waxahachie building permit.
- e. I understand that any changes made to the approved building improvements without the approval of the selection committee will be cause for the City of Waxahachie to withdraw its funding commitment.

Business/Organization Name	JED Capital, LLC
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Property	Dusty Autrey
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(4)

Owner/Applicant's
Signature

Date	6.22.26
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Downtown Building Improvement Program Acknowledgement

This Agreement is by and between the City of Waxahachie, (hereinafter referred to as "CITY"), and submitter (hereinafter referred to as "Grant Recipient"), property owner of submitted property address located in the Waxahachie Downtown Historic Overlay (WDHO).

As part of the City's Downtown Building Improvement Program both parties agree that this program makes Downtown more attractive and accessible, increasing the economic vitality of the buildings, increasing sales tax and property values, while preserving and enhancing Waxahachie's architectural and cultural history.

The Grant Recipient agrees and accepts funding as part of this Downtown Building Improvement Program. The Grant Recipient shall complete all work in the scope approved by the grant selection committee. The Grant Recipient shall complete all extra work in connection therewith. All work and materials shall be in strict conformity with the specifications submitted by the Grant Recipient to the City. The substantial completion of the work shall not excuse the Grant Recipient from performing all the work undertaken, whether of a minor or major nature, and thereby completing the project in accordance with the grant program guidelines and scope of work. Grant Recipient shall perform all work required for final completion of the planned improvement prior to obtaining the Grant, to the satisfaction of the City.

Signature	Dusty Autrey
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Title	Partner
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Date	6.22.26
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Email not displaying correctly? [View it in your browser.](#)

(4)



JED

CAPITAL LLC

PROJECT FOR REVIEW
105 N ROGERS & 208 W MAIN
WAXAHACHIE, TX 75165

(4)



(4)



105 N. Rogers
Photos provided by Historic Waxahachie



208 W. MAIN

BUILT IN 1900

- 2 Story Building
- Vacant for decades
- No access to second story unless you enter through 105 Rogers
- Building is on National Historic Register
- Storefront & Awning approved by HPC & HWI



(4)

ARCHITECTURAL RENDERING



(4)

ARCHITECTURAL RENDERING



105 N. ROGERS

BUILT IN 1900

- Storefront & Awning approved by HPC and ready for renovation
- Brick and masonry work approved by HPC



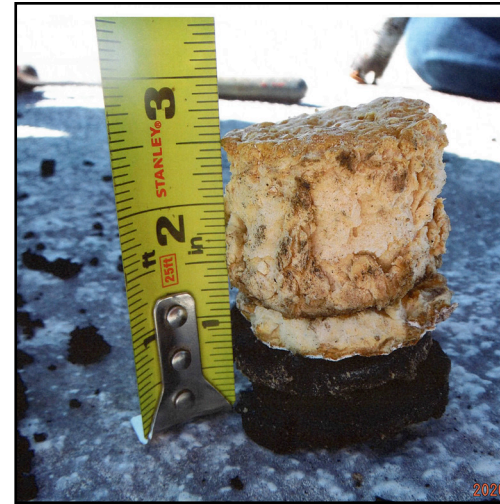
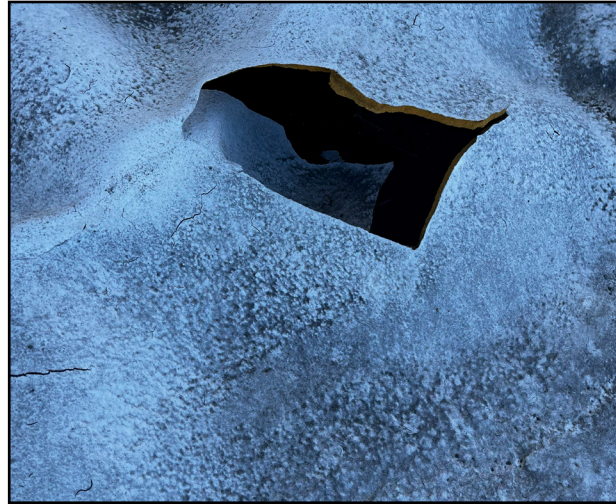
(4)

CURRENT ROOF CONDITIONS

BUILDING HAS 3 LAYERS OF ROOFING MATERIAL.

TWO LAYERS CONSIST OF FOAM AND ONE LAYER OF TAR AND GRAVEL.

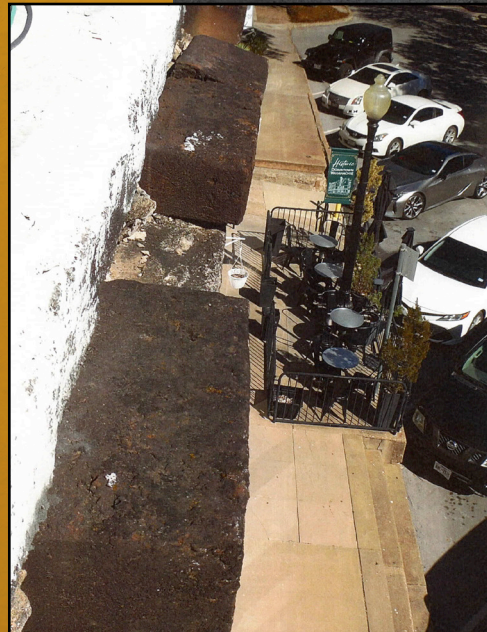
PHOTOS REPRESENT HAIL DAMAGE AND AGING CONDITIONS TO THE ROOF. SEVERE BLISTERING OF FOAM LAYERS IS PRESENT. TOTAL REPLACEMENT IS REQUIRED TO PROTECT THE BUILDING.



(4)

CURRENT EXTERIOR BUILDING CONDITIONS

LIME MORTAR HAS DETERIORATED AND FAILED. THIS IS COMMON TO HISTORIC BUILDINGS. CONSTRUCTION METHODS USED IN THIS ERA LED TO THIS PROBLEM. ALL MASONRY ELEMENTS WILL HAVE TO BE REWORKED AND REPOINTED FOR RESTORATION AND FOR THE STRUCTURAL INTEGRITY OF THE BUILDING.



(4)

OVERALL INVESTMENT FROM JED CAPITAL

- *Purchase price of buildings* **\$1,000,000**
- *Renovation cost estimates* **\$1,100,000**

- *Total* **\$2,100,000**

OUTLINE OF TIRZ FUNDS REQUESTED

- *New roof: \$120,000*
- *Awnings and Storefront: \$69,000*
- *Brick repair & Asbestos abatement: \$42,000*

- *Total requested: \$231,000 for both buildings*

(4)

PROPERTY TAX IMPACT

208 WEST MAIN

Current tax value: \$257,842 (\$1,573)

Projected value: \$950,000 (\$5,795)

105 N. ROGERS

Current tax value: \$272,058 (\$1,659)

Projected value: \$950,000 (\$5,795)

BID # 1

(4)

Estimate

Brighten Construction

DATE:

May 25, 2026

1207 N Creek Circle
Waxahachie, TX 75165
7632343766

SOLD TO;

JED Capital LLC
105 Rogers & 208 W Main
Waxahachie, TX 75165

DESCRIPTION		AMOUNT
	General Requirements (temp power,dumpsters,scaffolding,supervision,etc)	\$75,000.00
	Roof replacement (removal of 4 layers and installation of TPO roof covering)	\$119,750.00
	Demolition	\$32,500.00
	Brick repair and repointing	\$62,550.00
	Cabinets,countertops	\$51,500.00
	2 New storefronts Including Glass and doors	\$69,000.00
	Finishes: Including Framing of new walls,Painting,Drywall,floor coverings,painting	
	waterproofing	\$259,750.00
	Plumbing including fixtures for 4 ADA bathrooms	\$91,750.00
	HVAC including spiral duct for 4 separate suites	\$77,500.00
	Electrical includes new main service and 5 sperate panels including fixtures	\$97,800.00
	Estimate based on all plans submitted	
	SUBTOTAL	\$937,100.00
	TAX RATE	
	SALES TAX	77,310.00
	OTHER	-
	TOTAL	\$1,014,410.00

BID # 2

(4)

Since 1963



423 S. College Street Waxahachie, Texas 75165
P.O. Box 605 Waxahachie, Texas 75168
Phone 972-937-1652 972-938-8582 Fax 972-923-2517
thenaycompany.com

General Contractors for Industrial and Commercial Construction

Quotation #202658

June 2, 2026

BUILDING REGISTRATION
WAXAHACHIE, TEXAS

<u>01-GENERAL REQUIREMENTS</u>	\$ 86,000.00
<u>02-SITEWORK</u>	\$ 38,750.00
<u>03-CONCRETE</u>	\$ 3,125.00
<u>04-MASONRY</u>	\$ 44,581.00
<u>05-METALS</u>	\$ 1,250.00
<u>06-WOOD & PLASTICS</u>	\$ 64,866.00
<u>07-THERMAL/MOISTURE</u>	\$145,000.00
<u>08-DOORS & WINDOWS</u>	\$ 50,025.00
<u>09-FINISHES</u>	\$262,766.00
<u>10-SPECIALTIES</u>	\$ 2,375.00
<u>15-MECHANICAL</u>	\$177,500.00
<u>16-ELECTRICAL</u>	<u>\$100,000.00</u>
Total Quote	\$976,239.00
Sales Tax (8.25%)	<u>\$ 80,539.72</u>
Net Total Quote	\$1,056,778.72

Approved By: _____

Accepted By: _____

(4)

TEXAS CRAFTSMAN LLC

119 Chieftain, Waxahachie TX 75165

ph.972.825.6961

COMMERCIAL CONSTRUCTION BUDGET PROPOSAL

Project: 105 Rodgers & 208 W Main, Waxahachie, TX

Client: JED Capital LLC

Purpose: Preliminary Budget Pricing for Project Approval

Division	Scope	Budget
Selective Demolition	Interior demolition, haul-off, site preparation	\$61,000
Plumbing	Complete plumbing systems, fixtures and trim	\$108,500
HVAC	Mechanical systems, ductwork, balancing	\$124,000
Roofing	Commercial roofing assembly and flashing	\$72,000
Electrical	Service, panels, lighting, branch circuits	\$131,500
Cabinets & Countertops	Commercial millwork and solid surface tops	\$76,000
Masonry	Structural repairs and miscellaneous masonry	\$67,000
Storefront / Glass	Aluminum storefront, glazing, doors, hardware	\$98,500
Framing / Drywall / Paint	Metal framing, drywall, paint, finishes	\$286,000
Waterproofing	Building envelope waterproofing	\$29,500
General Conditions	Supervision, dumpsters, temporary utilities, safety	\$60,072.21
	Total Budget	\$1,114,072.21

Qualifications

This proposal is intended as a conceptual construction budget for financing, project feasibility, and design approval. Final pricing will be based on completed construction documents, engineering, permitting requirements, and owner-selected finishes.

Prepared by Texas Craftsman LLC

(5)



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 22, 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.

This item was presented and tabled at the 7.01.26 TIRZ meeting with questions regarding the original funding of the murals. Staff researched the original funding of the mural project and found that it was originally funded by WCDC with \$17,000 being unused of the \$100,000 that was allotted for

(5)

the project. Per City leadership, the unused portion does not rollover each year. That was cancelled from the budget at the end of 2023.

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

(5)

259985

Statement

DATE 4-29-2026

TO City of Waukegan

Down town / Mural

Accross from Velvet Angel Blue Jay Mural

IN ACCOUNT WITH

John Hernandez

469-285-2012

Hernandez PAINTING

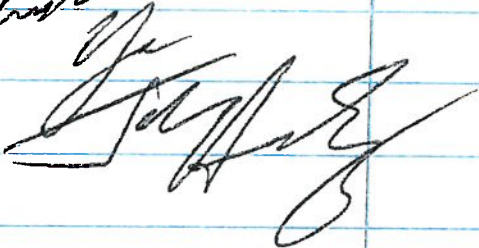
TERMS

Vendor

#4488

SPRAY Graffiti Conting
ow Mural

1,200.⁰⁰

Thank You


I, John Furnish all materials

CURRENT

OVER 30 DAYS

OVER 60 DAYS

TOTAL AMOUNT

1,200.⁰⁰

259984

Statement

DATE 4-29-2026

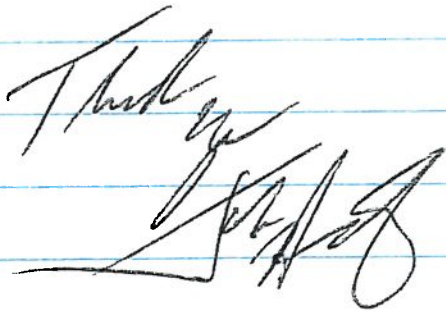
TO

City of Waukegan

TERMS

Downtown Mural Graffiti Coating Vendor
Across from Museum #4488

IN ACCOUNT WITH

John Hernandez
469-285-2012
Hernandez PaintingSPRAY Graffiti Coating
ON MURAL2,800⁰⁰

I, John Furnish all materials
And JLG Boom Lift

CURRENT

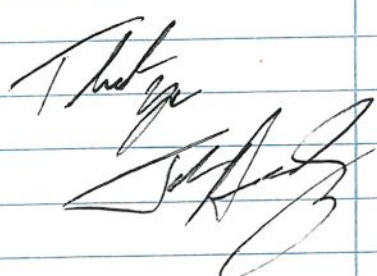
OVER 30 DAYS

OVER 60 DAYS

TOTAL AMOUNT

2,800⁰⁰

259993

Statement		DATE	5-27-2026
TO	City of Wasatch		TERMS
	Downtown		
	Buffalo mural		
IN ACCOUNT WITH	John Hernandez		
	469-285-2012		
	Hernandez Painting		
	Seal Mural		
	with Graffiti Coating		2,200. ⁰⁰
			
CURRENT	OVER 30 DAYS	OVER 60 DAYS	TOTAL AMOUNT 2,200. ⁰⁰

259986

Statement

DATE 4-29-2026

TO

City of Waukegan

Downtown

Park and Recreation Building

TERMS

Vendor
#4488

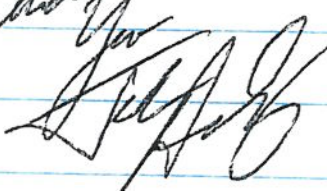
IN ACCOUNT WITH

John Hernandez

469-285-2012

Hernandez Painting

The walls of Hatchy mural
SPRAY Graffiti Coating6,800.⁰⁰

Thank You


I, John Furnish all materials

CURRENT

OVER 30 DAYS

OVER 60 DAYS

TOTAL AMOUNT

6,800.⁰⁰

259987

Statement

DATE

4-29-2026

TO

City of Waxahatche

Waxahatche

TERMS

Vendor

#4488

Getzendaner Park

IN ACCOUNT WITH

John Hernandez

469-285-2012

Hernandez PAINTING

Spray Graffiti Coating
ON METAL'S Bathroom
AT Park

\$800.⁰⁰

John
Hernandez

I, John Hernandez all materials

CURRENT

OVER 30 DAYS

OVER 60 DAYS

TOTAL AMOUNT

800.⁰⁰

Waxahachie Community Development Corporation
July 11, 2023

A regular meeting of the Waxahachie Community Development Corporation (WCDC) was held in the Council Chamber at City Hall, 401 S. Rogers, Waxahachie, Texas on Tuesday, July 11, 2023 at 3:00 p.m.

Members Present: Daniel Morton, President
Elizabeth Tull, Vice President
David Hill, Mayor
Michael Scott, City Manager
Bob Lynn
David McSpadden
Jim Phillips

Ex-Officio: Amber Villarreal, City Secretary
Members Present: Chad Tustison, Director of Finance
Kevin Strength, President/CEO Chamber of Commerce

Others Present: Gumaro Martinez, Executive Director of Parks & Leisure Services
Laurie Mosley, Director of Convention & Visitors Bureau
Chris Seale, Horticulturist
James Villarreal, Assistant Director Sports Complex

1. Call to Order

President Dan Morton called the meeting to order.

2. Public Comments

Kevin Strength, President/CEO Chamber of Commerce, thanked WCDC for their efforts and positive impact in Waxahachie.

3. Approval of minutes of the Waxahachie Community Development Corporation regular meeting of May 9, 2023 and special meeting of June 13, 2023

Action:

Elizabeth Tull moved to approve minutes of the WCDC regular meeting of May 9, 2023 and special meeting of June 13, 2023. David McSpadden seconded, All Ayes.

4. Discuss and consider Waxahachie Community Development Corporation Fiscal Year 2024 Budget

Chad Tustison, Director of Finance, presented the proposed budget for Fiscal Year 2024. He reviewed Five-Year Operating Requests for the Civic Center, Sports Complex, and Community Beautification. Projected revenue is \$8,502,287 and total expenses, from base budget and budget requests, equates to \$7,263,240. Mr. Tustison reviewed the WCDC Fund Summary noting the year-end estimate is \$5,723,906. Sales tax is healthy and based on population growth and inflation factors, he recommended a conservative growth of 3.5%. He reviewed the program enhancement costs for the Sports Complex, Civic Center, and Community Beautification. The FY 2024 ending balance is projected at \$3,598,335, after 25% reserve met. Mr. Tustison also

reviewed the Hotel Motel Tax Fund, estimating \$1,112,497 in collections and \$1,092,007 in expenses. The projected ending balance for the Hotel Motel Tax Fund is \$978,167.

Action:

David Hill moved to approve the Waxahachie Community Development Corporation Fiscal Year 2024 Budget as presented. David McSpadden seconded, All Ayes.

5. Discuss and consider funding for mural project

David McSpadden explained the Mural Committee was tasked with identifying potential locations for murals downtown that would not violate historic properties or code enforcement issues. Leighton Autrey, local artist, volunteered to curate the mural program downtown and incorporate other artists. Mr. Autrey estimated \$100,000 would cover the cost for three (3) or more murals. With the approval of funding, the Mural Committee will seek written approval of property owners. Mr. McSpadden noted the committee identified three (3) potential locations, one of which is the Parks and Recreation Building that faces Highway 77. Mural themes/design and cost would be approved by WCDC once vetted by the Mural Committee.

Jim Phillips expressed concern with not providing equal opportunities to building owners to participate and noted he wants transparency with the use of public funds. The Board concurred and discussed establishing a formal application process to allow downtown building owners to participate in the mural program. It was the consensus to move forward with funding year one now, in hopes to generate interest and have a new mural downtown prior to the Texas Country Reporter Festival in October. The committee was tasked to formalize an application process for building owners for year two.

Action:

David McSpadden moved to authorize funding for year one of the mural project in the amount of \$100,000. Bob Lynn seconded, All Ayes.

6. Discuss and consider audio system for Waxahachie Civic Center

Amy Borders, Director of Communication and Marketing, requested approval to purchase a wired portable audio cart for the Civic Center in the amount of \$26,649.91. Ms. Borders explained the cost to rent the portable audio system for one year is approximately \$20,000. She explained the City Council and Planning and Zoning Commission meetings will be held at the Civic Center for at least one year while City Hall is renovated. The streaming service for the meetings will be temporarily relocated to the Civic Center during that time; however, audio is not provided. By purchasing the audio system, including eleven (11) microphones, the Civic Center will be able to offer rental of the system for other events.

Action:

David McSpadden moved to approve funding a wired portable audio cart for the Waxahachie Civic Center in the amount of \$26,649.91. Jim Phillips seconded, All Ayes.

(5)

Waxahachie Community Development Corporation

July 11, 2023

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7. Adjourn

There being no further business, the meeting adjourned at 3:37 p.m.

Respectfully submitted,
Amber Villarreal, City Secretary

Purchase Order Manager: [REDACTED]

(5)

Save and Close

Print Screen

Help

Receive Goods

Documents (7)

Purchase Order: [REDACTED]

Vendor Name: Leighton Autrey

Vendor Number: [REDACTED]

Vendor Set: 01

Ordered\$100,000.00

Invoiced\$83,000.00

Voided\$17,000.00

Variance\$0.00

Outstanding\$0.00

General

Items

Items Distributions

Encumbrances

Notes

PO Notices

History

Documents

User Defined

Description

BLANKET PO :WCDC Mural Project

Vendor

Leighton Autrey

Status

Completed

Requisition

[REDACTED]

Ship To

City Hall - Waxahachie City Hall

Attention To

Issued Date

12/4/2023

Blanket PO

☐

Delivery Date

12/18/2023

Financial Summary

	Amount	Sales Tax	Shipping	Total	Trade Discount
Ordered	\$100,000.00	\$0.00	\$0.00	\$100,000.00	\$0.00
Invoiced	\$83,000.00	\$0.00	\$0.00	\$83,000.00	
Voided	\$17,000.00	\$0.00	\$0.00	\$17,000.00	
Variance	\$0.00	\$0.00	\$0.00	\$0.00	
Outstanding	\$0.00	\$0.00	\$0.00	\$0.00	

Detailed Description

City of Waxahachie Mural Project got approved through the WCDC - Approved via Consent Agenda at the 11/20/2023 City Council Meeting (Agenda Item attached). The locations are 401 S. Elm Street and 201 W. Main Street in Waxahachie.

Contact Person:

Gumaro Martinez

gmartinez@waxahachie.com

469.309.4271