

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 ***August 11, 2026 at 3:00 p.m.***

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

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 July 8, 2026
4. 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
5. 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 July 8, 2026, at 3:00 p.m.

Members Present:	Jim Phillips, President Melissa Ballard, Vice President Billie Wallace, Mayor Andrew Henderson Erik Test Kevin Chester Justin Rios
Ex-Officio Members Present:	Amber Villarreal, City Secretary Chad Tustison, Director of Finance
Ex-Officio Member Absent:	Kevin Strength, President/CEO Chamber of Commerce
Others Present:	Ricky Boyd, City Manager April Ortiz, Civic Center Director Chris Seale, Horticulturist 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

Domink Lange, 2567 Bells Chapel Rd., Waxahachie, Texas, of the Waxahachie Skatepark Initiative requested support for developing a community skatepark, noting the group has gathered more than 2,000 petition signatures and has presented the proposal to the Parks Department and City Council. He stated that a skatepark would provide an affordable, year-round recreational amenity for a wide range of users and encouraged the City to move the project forward.

3. Approval of minutes of the Waxahachie Community Development Corporation meeting of June 9, 2026

Action:

Kevin Chester moved to approve minutes of the WCDC meeting of June 9, 2026. Motion was seconded by Melissa Ballard and carried unanimously (6-0).

4. Hear update on the Civic Center Expansion Study

{Andrew Henderson arrived at 3:06 p.m.}

Consultants Jeremy Stone and Steven Springs presented the results of the Waxahachie Civic Center discovery phase, emphasizing that the recommendations are preliminary and intended to gather feedback. Market analysis found that Waxahachie continues to experience strong population and employment growth, creating increasing demand for event and meeting space. The Civic Center serves both local residents and the broader Ellis County market and has experienced consistent growth in bookings, with many weekends already at practical capacity due to setup and teardown requirements. Demand often exceeds available space, resulting in lost booking opportunities.

The analysis identified several areas for improvement, including the need for additional breakout rooms, modernization of the existing facility, upgraded audiovisual and Wi-Fi capabilities, improved parking and wayfinding, and a more welcoming entrance. Survey results indicated strong community use of the facility, interest in hosting additional events if more space were available, and general support for future improvements.

Three conceptual improvement options were presented. The first option consists of renovating and refreshing the existing facility, including restroom renovations and interior upgrades. The second option builds on the renovation by adding breakout meeting rooms, support spaces, expanded restrooms, outdoor gathering areas, and additional parking. The third option includes all previous improvements while adding a second divisible ballroom, expanded breakout space, and the capacity to host multiple large events simultaneously.

The consultants noted that the site has sufficient land to accommodate future expansion and parking. Preliminary construction cost estimates range from approximately \$11–13 million for renovation only, \$25–29 million for renovation with breakout room expansion, and \$45–50 million for a full expansion. Additional considerations include the potential cost of structured parking, installation of a digital marquee sign, and future recladding of the building exterior to address long-term maintenance and moisture concerns.

Following the presentation, the Board thanked the consultants for their time and the thoroughness of the analysis. The Board noted that it is not currently in a position to consider options for the Civic Center and received the presentation for information only.

5. Discuss and consider potential improvements to the Sports Complex

The Board discussed the proposed turf improvements at the Sports Complex, including project costs, bulk turf purchasing, and long-term replacement costs. Mayor Pro Tem Travis Smith explained that the projected pricing assumes the turf for the Sports Complex and Lions Park would be purchased together to qualify for bulk pricing; however, the projects could still be constructed in separate phases. Discussion also addressed the durability and maintenance benefits of artificial turf, the ability to attract tournaments and generate tourism-related revenue, and the long-term capital costs associated with replacing multiple turf fields. Finance Director Chad Tustison confirmed that the WCDC has sufficient bonding capacity to fund both projects, but doing so would significantly reduce funding available for future initiatives. No action was taken.

6. Discuss and consider potential improvements to Lions Park

The Board reviewed the proposed Phase 1 improvements for Lions Park, consisting of three large multipurpose fields, two smaller fields, parking, a restroom/concession building, a shaded pavilion,

and supporting infrastructure. Director of Parks and Recreation, Gumaro Martinez explained that approximately \$5.8 million in additional funding would be required beyond previously allocated bond funds to complete Phase 1. Board members discussed whether a phased approach would better preserve flexibility for future park amenities, such as pickleball courts, a skate park, or additional recreational features, while also reducing future replacement costs. Staff noted that the proposed practice fields are intended to address the community's greatest need for additional practice space and could generate rental revenue through reserved field use. Several Board members expressed support for moving forward with the initial practice field improvements before committing to additional phases or Sports Complex improvements, while others emphasized the importance of maintaining the original goal of providing additional practice fields.

Action:

Kevin Chester moved to approve a pledge of \$5.8 million from WCDC for Lions Park renovations. Motion was seconded by Melissa Ballard and carried unanimously (7-0).

7. Discuss and consider funding for driving range and other amenities at Lions Park

President Jim Phillips presented the Item. The Board discussed the potential development of a golf driving range at Lions Park as a unique quality-of-life amenity. It was noted that approximately 10% of the population participates in golf and that Ellis County currently lacks a public driving range. President Phillips advised that the facility would be best operated by a third-party vendor rather than City staff and reported that several operators have expressed interest in leasing and operating a facility under a long-term agreement. Preliminary discussions indicated the proposed site could accommodate the project, with considerations including fencing along the hike and bike trail and attracting visitors to the park. Estimated construction costs provided by operators ranged from approximately \$1.8 million to \$3 million, depending on the final design and amenities.

Board members expressed support for exploring the concept further and discussed the potential for the project to generate lease revenue for the WCDC while providing a new recreational amenity. It was also noted that, if the project were unsuccessful, the improvements could be repurposed for general park use.

Action:

Kevin Chester moved to direct staff to prepare and issue a Request for Proposals for the development and operation of a driving range at Lions Park. Motion was seconded by Erik Test and carried unanimously (7-0).

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

The Board discussed establishing standardized processes and evaluation criteria for funding requests submitted to the WCDC. President Phillips presented a draft application form intended to ensure all funding requests are complete and adequately reviewed before being presented to the full Board. Members agreed that a subcommittee should work with staff to review applications for completeness and readiness prior to Board consideration, helping streamline meetings and ensure actionable requests. Board members Erik Test and Melissa Ballard volunteered to serve on the subcommittee.

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

The Board discussed potential funding priorities for community development projects, including Lions Park, Railyard Park, downtown alley lighting, trail expansion, and other capital improvements. Members reviewed a preliminary list of possible projects and emphasized the need to establish funding priorities and provide clear direction to staff on allocating approximately \$15 million in available WCDC resources. Discussion also included the possibility of WCDC participation in a future animal shelter project, although no formal proposal was made.

10. Adjourn

There being no further business, the meeting adjourned at 5:11 p.m.

Respectfully submitted,

Jami Bonner
Assistant City Secretary

(4)

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

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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.

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