

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 ***September 9, 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 22, 2026
4. Consider a Downtown Building Improvement Program Grant Application for 114 W. Main
5. 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.***

A meeting of the Board of Directors of the Tax Increment Reinvestment Zone No. 1 (TIRZ) was 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 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
Amber Villarreal, City Secretary

1. Call to Order

Mayor Billie Wallace called the meeting to order.

2. Public Comments

None.

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

Action:

Shane Henry moved to approve the minutes of the Tax Increment Reinvestment Zone No. 1 meeting of July 1, 2026 as presented. Motion was seconded by Brad Yates 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. 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 a presentation on July 1, 2026, the applicant did not have three bids as required by the guidelines of the program, therefore the item was tabled.

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.

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.

The Board discussed how to structure funding for a project involving two separate property addresses. Members estimated the eligible funding at approximately \$280,000 for structural work and façade improvements, but focused on ensuring the grant allocation would not disadvantage the applicant in the future.

Rather than approving one lump-sum award, the Board agreed it would be cleaner to split the funding between the two addresses. This approach would:

- Preserve each property's eligibility for future funding up to the program's per-address limit.
- Allow work on one building to continue without being delayed by issues affecting the other.
- Provide a clearer record of how grant funds were allocated.

The Board also discussed the possibility of placing a lien or repayment requirement on properties sold within five years after receiving grant funds. Since this policy had not yet been researched or formally adopted, members agreed not to include it in the current motion. Instead, staff will research the legal implications and consider incorporating such a provision into future program guidelines and application materials.

Action:

Shane Henry moved to approve funding from the TIRZ fund totaling \$231,000, with \$131,000 for the improvements at 208 W Main and \$100,000 at 105 N Rogers for improvements at said addresses, and authorize the City Manager to execute all documents as necessary. Motion was seconded by Al Mack and carried 6-0 with Dusty Autrey abstaining.

5. 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. 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.

The Board revisited a previously tabled discussion about applying a protective historic preservation coating to several downtown murals. Staff explained that the original mural project was funded with \$100,000, but only \$83,000 was spent on two murals. The remaining \$17,000 was voided and cannot be used now without requesting new funding from the WCDC.

Members discussed the benefits of the protective coating, which is designed to bond with the paint while allowing the brick to breathe. Although no specific lifespan was available, staff noted that a previously coated mural became noticeably more vibrant. The contractor confirmed the existing quote of approximately \$13,800 for the coating remains valid.

The Board debated whether using TIRZ funds for mural maintenance falls within the program's purpose. Supporters argued that the murals are valuable public assets, attract visitors downtown, and should be maintained like any other city investment. Others questioned whether funding maintenance for City-approved murals would create a precedent requiring similar support for privately owned murals or signs, emphasizing the need for consistent policies.

Members also raised concerns about long-term maintenance, asking whether future upkeep should become part of another City department's budget rather than relying on TIRZ funds. The discussion concluded without a final decision, with Board members recognizing the need to balance preserving a significant downtown attraction with establishing a fair and consistent funding policy.

Action:

Amber Adams moved 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. Motion was seconded by Dusty Autrey and carried unanimously (7-0).

6. Hear update on emergency repairs to downtown pocket park, Memorial Park

Ms. Rehkopf provided an update on the demolition of the damaged structure, explaining that the original plan was to repair only the arches using the previously approved \$31,035. However, once demolition began, they discovered extensive hidden structural damage. The brick was attached to thin, untreated residential plywood that had rotted from water infiltration, leaving the arches barely supported. Further inspection revealed the supporting columns were also resting on rotten, untreated wood, making repair impossible and requiring demolition of the entire structure.

Additional deterioration was found on the adjoining restroom building, where untreated wood in the walls and roofline is already beginning to rot, indicating similar issues may develop there.

The site is now an approximately 1,500-square-foot dirt area. The City Council indicated that the remaining \$8,669 from the original project could instead be used to install either sod or crushed granite as temporary ground cover to improve the appearance and eliminate the fenced construction area. Memorial pavers removed during demolition have been carefully preserved for future reinstallation.

Ms. Rehkopf also noted the site's historical significance as a community project led by Waxahachie Partnership Inc. with support from organizations such as Rotary and Lions Club. Rather than rushing into rebuilding, the recommendation was to use the remaining funds to improve the site's appearance temporarily and then work with community stakeholders to develop a thoughtful long-term redesign. The Board agreed with this approach.

7. Adjourn

There being no further business, the meeting adjourned at 3:30 p.m.

Respectfully submitted,

Amber Villarreal
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: September 9, 2026
Re: Consider a Downtown Building Improvement Program Grant Application for **114 W Main**

Recommended Motion: "I move to approve funding from the TIRZ fund in the amount of \$13,621.75 for the improvements at 114 W Main and authorize the City Manager to execute all documents as necessary."

Item Description: Consider authorizing funding from the TIRZ fund in the amount of \$13,621.75 for 50% of the improvements at 114 W Main.

Item Summary: The Applicant submitted a request through the Downtown Building Improvement Grant Program for roof replacement project totaling \$27,243.51

The Applicant has selected local contractor, Bradbury Construction to complete the work and expects to complete the removal and replacement of the roof in approximately 60 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 \$13,621.75 would be funded by the TIRZ fund, which has sufficient capacity to fund the improvements.

Attachments:

- DBIP Application
- Bids (x3)
- Photos

DOWNTOWN BUILDING IMPROVEMENT GRANT APPLICATION

(4)

Supported by the City of Waxahachie and Waxahachie Main Street Program

APPLICANT INFORMATION:

Building Owner: Adam Rope of A. Rope Investments, LLC Date: August 11, 2026
Tenant (if applicable): Adam Rope Agencies [Future upstairs]
Mailing Address: 314 West Highway 297 Bypass, # 400, Waxahachie, Texas 75165
Building Address: 114 West Main Street, Waxahachie, Texas 75165
Contact Name(s): BRYAN & ADAM ROPE
Contact Phone Number: [REDACTED]

BUILDING INFORMATION:

Physical Address: 114 West Main Street, Waxahachie, Texas 75165
Property Legal Description: _____
Year of Construction: _____ Number of Stories: 2
Building Space Type (check one):
☐ Commercial ☐ Retail ☐ Restaurant ☒ Office ☐ Other

Details of planned improvements: (attach additional pages if necessary)

- Roof Replacement total this application.
- upcoming/future plans for grant are windows/construction too/mural.

ATTACH THE FOLLOWING REQUIRED DOCUMENTS:

- Scaled drawings/plans of proposed work and description of materials to be used
- Photos of current building conditions
- Copy of current commercial property insurance policy
- Licensed Contractor quotes/bids (minimum of 3 proposals)
- (1) Contractor name: BRADBURY CONSTRUCTION
Cost Estimate: \$27,243.51
- (2) Contractor name: MAZE ROOFING & CONSTRUCTION
Cost Estimate: \$29,840.00
- (3) Contractor name: FBM ROOFING & SOLAR
Cost Estimate: \$27,023.26

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: \$ 27,243.51 Roof

Total Grant Amount Requested: \$ 27,243.51

CITY OF WAXAHACHIE

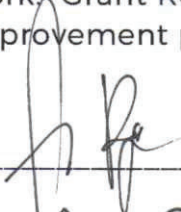
DOWNTOWN BUILDING IMPROVEMENT PROGRAM

(4)

This Agreement is by and between the City of Waxahachie, (hereinafter referred to as "CITY"), and A. Rope Investments, LLC, (hereinafter referred to as "Grant Recipient"), property owner of 114 West Main Street (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: 

Printed name: Adam Rope

Title: OWNER of A. Rope Investments, LLC aka RentaCo Realty

Date: August 11, 2021

DOWNTOWN BUILDING IMPROVEMENT AGREEMENT FORM

(4)

I, Adam Rope, 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.

A. ROPE Investments, LLC dba ReataCo Realty
Business/Organization Name

[Signature]
Property Owner/Applicant's Signature

August 11, 2020
Date

(469) 383 - 5939

TOTAL PROPOSAL	\$	27,243.51
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Proposal accepted by:



(4)

ESTIMATE #	DATE	EXPIRES
1556	08/05/2026	09/04/2026

Title: 114 W Main St, Waxahachie - Roof Options

CUSTOMER

Bradbury Construction
Chris Bradbury
371 Solon Road
Waxahachie, TX 75165

SERVICE ADDRESS

114 West Main Street
Waxahachie, TX 75165

Full Restoration	Total
SPF and Silicone Restoration (10 Year System) - Turnkey System	\$27,580.00
<i>Scarify current damaged SPF ~.25-.50" to fresh SPF surface</i>	
<i>Apply closed cell roofing foam, 2.7-2.8 lb. SPF at a rate of 1" to 1.25"</i>	
<i>Waterproof any additional seams, fasteners, penetrations and terminations with Silicone flashing grade mastic</i>	
<i>Apply Silicone Roof coating - minimum 1.5 gals per 100 SF</i>	
<i>*Granule broadcast additional protection option</i>	
<i>*Manufacturer spec as 838 Coatings</i>	
<i>*Includes manufacturer labor and material warranty of 10 years</i>	
<i>*Adhesion pull test and moisture scans could be required to determine system approval on warranty from manufacturer system</i>	
<i>*Includes all labor, materials, and equipment to complete scope of work</i>	
<i>*Excludes MEP, roof replacements, decking/framing repairs and taxes</i>	
<i>*Tax exempt or resale certificate to be provided, or applicable taxes to be added to final contract / invoicing upon final options chosen</i>	
Granule Broadcast in Top Coat	\$2,260.00
<i>Add option for addition of granules to be broadcast into top coat. This can enhance durability and impact resistance, along with serving as a bird pecking mitigation. The granules, embedded within the top coat of the SPF roofing system, add a layer of protection against impact damage from foot traffic, hail, or other debris. In some cases, granules can deter birds from pecking at the roof surface, protecting the coating and SPF from damage as well. This is not required for a warrantied system, but is an added recommendation option.</i>	

Subtotal: \$29,840.00

(4)

ESTIMATE #	DATE	EXPIRES
1556	08/05/2026	09/04/2026

Subtotal \$29,840.00

Tax: (0%) \$0.00

Total \$29,840.00

APPROVAL

This Estimate has been accepted on _____ by _____

Signature: _____

(4)

119

100

Prepared for
Adam Rope

114 West Main Street
Waxahachie, TX 75165

Roof Coating Proposal

JULY 03, 2026

FBM Roofing and Solar | Benny Arreguin
(469) 321-5239
benny@fbmco.net
License # 03-0580



Fluid Applied Roof

(4)

Silicone Fabric embedded system over existing spf roof.

Item

Roof Coating

Roof Size 4,600sqft including standard waste factor

Scope of Work

Roof Preparation

- Remove all loose debris and contaminants.
- Power wash the entire roof surface (minimum 2,500–3,500 PSI or as required).
- Allow roof to dry completely before coating application.
- Remove all loose or deteriorated existing coating.
- Grind or scarify chalked or weathered coating as necessary to provide proper adhesion.

Foam Repairs

- Remove deteriorated or UV-damaged foam.
- Replace damaged foam with compatible spray polyurethane foam.
- Shape repaired areas to match existing roof slope.
- Repair hail damage, blisters, and surface voids.

Flashings & Detail Work

Treat all penetrations with GAF Silicone Brush Grade embedded with fabric including:

- Pipe penetrations
- HVAC curbs
- Pitch pockets
- Scuppers
- Drains
- Expansion joints
- Equipment supports
- Wall transitions

Solar vents

- Install 3 Roof Sentry RS-1 Vents to help dry out any existing moisture.

Coating

Apply:

- Two separate coats of GAF Premium Silicone Top Coat.
- Each coat applied at manufacturer-required spread rates to achieve the specified dry film thickness.
- Premium 3ft fabric will be embedded throughout roof.
- Maintain uniform coverage with no voids or pinholes.
- Roller and brush application.

Benny Arreguin
FBM Roofing and Solar
(469) 321-5239
benny@fbmco.net



Fluid Applied Roof

(4)

Misc.

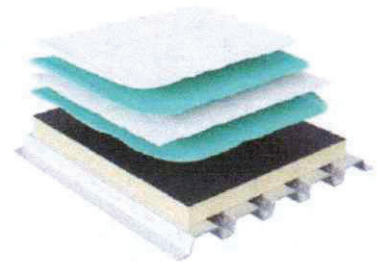
- FBM will furnish all materials and labor
- FBM will furnish a 10yr Manufacturer Warranty
- FBM will furnish a 2yr workmanship Warranty
- Adhesion test will be performed
- Daily clean up of jobsite

Estimate subtotal

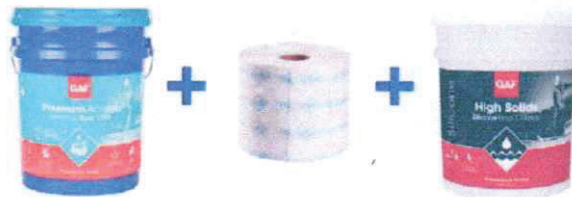
\$27,023.26

Sales Tax Included

Introducing a hybrid solution that stands up to ponding water



A hybrid reinforced roofing system featuring layers of GAF Premium Acrylic HydroStop® Base Coat, GAF Premium Fabric, and GAF High Solids Silicone Roof Coating combines the toughness and ability to recoat of HydroStop® acrylic solutions with the same ability to withstand ponding water of the leading GAF silicone coating.



Benny Arreguin
FBM Roofing and Solar
(469) 321-5239
benny@fbmco.net



Summary

Please review and sign the proposal with any notes.

(4)

Fluid Applied Roof

\$27,023.26

Silicone Fabric embedded system
over existing spf roof.

Total

\$27,023.26

Customer notes

Adam Rope	Date
<i>Benny Arreguin</i>	07/03/2026
Benny Arreguin, FBM Roofing and Solar	Date

By signing this document you agree to the statement of works provided by FBM Roofing and Solar and in accordance with any terms described within.

Benny Arreguin
FBM Roofing and Solar
(469) 321-5239
benny@fbmco.net



(4)



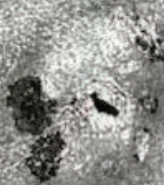
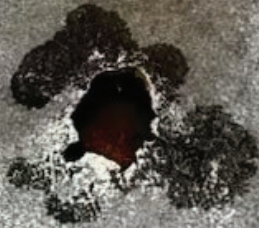
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