

Tax Increment Reinvestment Zone No. 1
June 5, 2024

A meeting of the Board of Directors of the Tax Increment Reinvestment Zone No. 1 (TIRZ) was held on Wednesday, June 5, 2024 at 2:00 p.m. in the Hatchet Conference Room at the Charles Beatty Municipal Services Building, 408 S. Rogers, Waxahachie, Texas.

Members Present: Billie Wallace, Mayor, Chairman
Brett Hess
Al Mack
Randy Vineyard
Brad Yates
Mike Lee

Member Absent: Shane Henry, Vice Chairman

Others Present: Michael Scott, City Manager
Albert Lawrence, Deputy City Manager
Jami Bonner, Assistant City Secretary

1. Call to Order

Chairman 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 May 21, 2024

Action:

Mike Lee moved to approve the minutes of the Tax Increment Reinvestment Zone No. 1 meeting of May 21, 2024. Motion was seconded by Brett Hess and carried unanimously (5-0).

{Randy Vineyard arrived at 2:05 p.m.}

4. Consider a Downtown Building Improvement Program Grant Application for 200 S. Rogers Street

The Item was presented by Downtown Redevelopment & Historic Preservation Manager Eleana Tuley. Ms. Tuley explained the Downtown Building Improvement Program (DBIP) Grant offers a 50/50 match up to \$50,000 for improvement costs. Applicant Al Mack requested a 50% match for the cost of replacing the roof at 200 S. Rogers Street. Mr. Mack provided three quotes and noted he chose the quote totaling \$73,607.79. The following conditions of approval were noted:

- The applicant shall apply for all required permits from the City in accordance with the City's applicable rules and regulations governing such permits.
- The project must be completed within a year of approval unless the TIRZ Board grants an extension.
- The applicant shall submit a final invoice to the Downtown Manager after the work is completed.

Action:

Mike Lee moved to approve a Downtown Building Improvement Program Grant in the amount of \$36,800 for a roof replacement at 200 S. Rogers Street subject to the conditions of approval. Motion was seconded by Brad Yates and carried unanimously (5-0) with Al Mack abstaining.

5. Consider funding request for building improvements for 200 S. Rogers Street

The Item was presented by Ms. Tuley. Applicant Al Mack requested reimbursement for improvements including asbestos abatement, installing and repainting new window molding, and minor roof repairs totaling \$26,478.86. Ms. Tuley noted that the improvements have been completed thus the request is not eligible for the DBIP Grant program and any reimbursement for this request is at the discretion of the TIRZ Board.

Action:

Brett Hess moved to approve a 50 percent reimbursement in the amount of \$13,239.43 for completed improvements to 200 S. Rogers Street. Motion was seconded by Randy Vineyard and carried unanimously (5-0) with Al Mack abstaining.

6. Adjourn

Board members requested the following to be presented at the next TIRZ Board meeting.

- Review of TIRZ map
- Review certified TIRZ tax roles
- Data on funds granted per property

There being no further business, the meeting adjourned at 2:27 p.m.

Respectfully submitted,

Jami Bonner
Assistant City Secretary