

A Special 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 Tuesday, November 12, 2024 at 3:00 p.m.

Members Present: Jim Phillips, President
Elizabeth Tull, Vice President
Billie Wallace, Mayor
Bob Lynn
Melissa Ballard
Andrew Henderson

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

Others Present: Michael Scott, City Manager
Gumaro Martinez, Executive Director of Parks & Leisure Services

1. Call to Order

President Jim Phillips called the meeting to order and held a moment of silence in memory of former Mayor Doug Barnes.

2. Hear presentation on WCDC Budget

Chad Tustison, Senior Director of Finance, provided an overview of the FY 2025 WCDC Budget.

- WCDC Operating Budget: \$7.8 M
- WCDC Revenue: \$9.0 M
- WCDC Expenses: \$7.8 M
- Sales Tax Allocation: 0.5 ¢
- FY 2025 Sales Tax Projection (% Year over Year): 4.0%
- Sales Tax Revenue: \$302K above FY 2024 Year-End Estimate, or 4% growth
- Program enhancements for Sports Complex, Civic Center, Community Beautification, and Non-Departmental: \$2.15 M
- WCDC Fund Summary: \$3.32 M after Reserve Met
- Projected Annual Surplus: \$1.1 M
- Debt Service: Sports Complex & Civic Center; Railyard Park; Little Creek Trail
- Hotel Occupancy Tax Fund: Revenue \$1.23 M – Expenses \$1.13 M
- Hotel Tax Fund Projected Ending Balance: \$1.28 M

3. Consider supplemental appropriation from the Waxahachie Community Development Corporation for the purchase of real properties located adjacent to Railyard Park and Boyce Feed & Grain Store

The Item was presented by Gumaro Martinez, Executive Director of Parks & Leisure Services. On November 4, 2024, the City Council held an Executive Session to discuss purchasing three properties

from Andy Lucas, owner of Boyce Feed & Grain Store. The council approved a motion authorizing the City Manager to negotiate and execute the purchase contract and necessary documents.

Mr. Lucas has agreed to sell the following properties to the City:

- Lot D – Property ID: 171150 / 0.156 acres of improved parking lot
- Lot E – Property ID: 171141 / 0.091 acres of improved parking lot
- Unimproved Site – Property ID: 171143 / Approx. 2.0 acres of raw land

The agreed purchase price for Lots D and E are \$75,000 combined plus any closing and/or survey costs, and for the unimproved site, it is \$3.50/square foot, plus any closing and/or survey costs. The unimproved site will require a survey to define the boundaries and determine the actual acreage to establish a purchase price based on the agreed-upon price per square foot. The properties will be used for the parking lot at the City-owned building that is leased by Fresh Market Coffee and a future project that will include a roadway connecting South College Street and South Flat Street. The project will also include an additional parking lot and food truck location for Railyard Park as well as sidewalk connectivity from South Flat Street to Railyard Park.

Action:

Melissa Ballard moved to approve a supplemental appropriation from the Waxahachie Community Development Corporation unreserved fund balance for the purchase of two parcels of land located on South College Street with ECAD Property IDs of 171150 and 171141 for a combined purchase price of \$75,000 plus any closing and/or survey costs as necessary, as well as, the purchase of approximately 2 acres of land located at 441 South College Street with ECAD Property ID of 171143 at a purchase price of \$3.50 per square foot plus any closing and survey costs as necessary; and authorize the City Manager to negotiate and execute the purchase contract and any other required documents as necessary to acquire the properties. Motion was seconded by Andrew Henderson and carried unanimously (6-0).

4. Discuss the mission and vision statement of the WCDC

The Board emphasized the importance of defining a clear vision and strategy for WCDC. Key topics included the need for critical thinking, providing guidance, securing project funding, and prioritizing initiatives that have the support of both citizens and the City Council. The Board also discussed the importance of identifying projects that generate revenue to reinvest into the fund, as well as ensuring there are resources available for unforeseen projects that can enhance the community's quality of life. The Board agreed that it requires direction from the City Council.

The general consensus of the Board was to hold a Work Session with the City Council to align on priorities and objectives.

5. Adjourn

There being no further business, the meeting adjourned at 4:13 p.m.

Respectfully submitted,
Amber Villarreal, City Secretary