

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, January 14, 2025 at 3:00 p.m.

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

Member Absent: Jim Phillips, President

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

Ex-Officio Amber Villarreal, City Secretary
Member Absent:

Others Present: Michael Scott, City Manager
Gumaro Martinez, Executive Director of Parks & Leisure Services
Kyle Cooper, Senior Director of Parks & Recreation
Jami Bonner, Assistant City Secretary

1. Call to Order

Vice President Elizabeth Tull called the meeting to order.

2. Hear update of activities relating to Tulipalooza and discuss future opportunities to support the event

Bill Van Houton outlined the logistics and operations of Tulipalooza, explaining that he and the Tamminga family personally fund the event and assume the financial risk, especially in the event of adverse weather conditions. He further described the significant expenses involved, including the upfront purchase of bulbs, shipping them from Holland, and cooling them upon arrival in the U.S. He emphasized that spring weather in North Texas often presents challenges for outdoor events.

Mr. Van Houton also shared that 50% of ticket sales will benefit five local charities. He pointed out that the WCDC had allocated \$5,000 for Tulipalooza on October 8, 2024, and requested consideration for an annual allocation of 10-15% over the next three years. He committed to hosting the event in Waxahachie for the next three years, although the location may change. City Manager Michael Scott noted that the current location may not be available in future years.

Laurie Mosley, Director of the Convention and Visitors Bureau, mentioned that Tulipalooza receives \$5,000 annually from the CVB budget, as the event draws out of town visitors. The Board discussed financial support and agreed to allocate \$15,000 annually for the event over the next three years, starting in 2025. It was noted that \$5,000 of the \$15,000 for 2025 had already been allocated on October 8, 2024, leaving a remaining balance of \$10,000 for 2025.

Action:

Bob Lynn moved to approve the allocation of \$15,000 annually from the WCDC fund for three years, beginning in 2025, to support Tulipalooza. Motion was seconded by Melissa Ballard and carried unanimously (6-0).

3. Hear, discuss, and consider revised masterplan and implementation for Lion's Park redevelopment

Kyle Cooper, Senior Director of Parks & Recreation, presented the Lion's Park redevelopment project and requested guidance on the next steps. Mr. Cooper explained that the consultant had updated the master plan to accommodate the wastewater treatment plant expansion and the land acquisition adjacent to Lion's Park.

He highlighted that the concept plan includes flexible-use field space for youth sports with lighting, courts, a splash pad, a playground, restrooms, and additional parking. Additionally, the current road leading to the Convenience Station will be eliminated, and a new road will be constructed.

Mr. Cooper provided cost estimates for the entire project, which is projected to exceed \$10 million. Staff requested the consultant to recommend a phased approach for the project for review. The consultant proposed a three-phase plan as follows:

- Phase One: Includes flexible-use field space, lighting, a portion of the parking lot (97 parking spots), and the new road leading to the Convenience Station, with an estimated cost of approximately \$3.5 million.
- Phase Two: Estimated at approximately \$2.5 million.
- Phase Three: Estimated at approximately \$4.2 million.

Mr. Cooper also noted that the design costs are estimated to be around \$1 million.

Mr. Scott explained that the current budget includes a \$250,000 allocation from the WCDC Fund and a \$250,000 allocation from the General Fund for park improvements. He noted the allocated funds could be used to support the Lion's Park project.

The Board reached a consensus to support the Lion's Park project and to initially allocate WCDC funds to help cover the consultant's design costs, alongside the General Fund contribution.

Action:

Billie Wallace moved to approve the allocation of up to \$500,000 from the WCDC fund for the design work of the Lion's Park project. Motion was seconded by Andrew Henderson and carried unanimously (6-0).

4. Discuss Capital Improvement Plan, future projects, and priorities of the WCDC Board

The Board reached a consensus to table Item 4 and defer it to the next scheduled WCDC meeting.

5. Adjourn

Waxahachie Community Development Corporation

January 14, 2025

Page 3

There being no further business, the meeting adjourned at 3:56 p.m.

Respectfully submitted,

Jami Bonner, Assistant City Secretary