

Tax Increment Reinvestment Zone No. 1
September 22, 2025

A meeting of the Board of Directors of the Tax Increment Reinvestment Zone No. 1 (TIRZ) was held on Monday, September 22, 2025 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
Shane Henry, Vice Chairman
Brett Hess
Al Mack
Mike Lee

Members Absent: Brad Yates
Randy Vineyard

Others Present: Gumaro Martinez, Executive Director of Parks & Leisure Services
Jami Bonner, Assistant 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 May 20, 2025

Action:

Shane Henry moved to approve the minutes of the Tax Increment Reinvestment Zone No. 1 meeting of May 20, 2025. Motion was seconded by Mike Lee and carried unanimously (5-0).

4. Consider a Downtown Building Improvement Program Grant Application for 208 ½ S. Rogers Street

Gumaro Martinez, Executive Director of Parks & Leisure Services, presented the item. The applicant is requesting reimbursement of \$13,082.90 through the Downtown Building Improvement Grant Program, representing 50% of the total project cost for a new electrical service panel installed at the Oddfellows building in early 2024.

Action:

Mike Lee moved to approve funding from the TIRZ fund in the amount of \$13,082.90 for the building improvements at 208 ½ S. Rogers Street, and authorize the Interim City Manager to execute all documents as necessary. Motion was seconded by Brett Hess and carried unanimously (5-0).

5. Consider a Downtown Building Improvement Program Grant Application for 112 S. Rogers Street

Mr. Martinez presented the item. The applicant submitted a grant request through the Downtown Building Improvement Grant Program for \$21,201.93, representing 50% of the total project cost to replace the roof and canvas fabric awning with a new steel frame at 112 S. Rogers Street.

Action:

Brett Hess moved to approve funding from the TIRZ fund in the amount of \$21,201.93 for the improvements at 112 S. Rogers Street, and authorize the Interim City Manager to execute all documents as necessary. Motion was seconded by Shane Henry and carried unanimously (5-0).

6. Consider a Downtown Building Improvement Program Grant Application for 100 N. College Street

Mr. Martinez presented the item. The applicant submitted a grant request through the Downtown Building Improvement Grant Program (DBIP) for \$75,000, which represents a fraction of the cost to replace and restore the windows on the Rogers Hotel. The cost proposal submitted as part of the DBIP grant ranged from \$1.5 million to \$2.8 million for the window project. The damages sustained to the Rogers Hotel windows were attributed to the major hail storm that occurred in March of 2025.

Action:

Brett Hess moved to approve funding from the TIRZ fund in the amount of \$75,000.00 for the building improvements for 100 N. Rogers Street, and authorize the Interim City Manager to execute all documents as necessary. Motion was seconded by Al Mack and carried unanimously (5-0).

7. Adjourn

There being no further business, the meeting adjourned at 2:29 p.m.

Respectfully submitted,

Jami Bonner
Assistant City Secretary