

Waxahachie Community Development Corporation
January 13, 2026

A regular 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 13, 2026 at 3:00 p.m.

Members Present: Jim Phillips, President
 Billie Wallace, Mayor
 Erik Test
 Kevin Chester

Members Absent: Melissa Ballard, Vice President
 Andrew Henderson
 Justin Rios

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

Others Present: Ricky Boyd, City Manager
 Albert Lawrence, Deputy City Manager

1. Call to Order

President Jim Phillips called the meeting to order.

2. Public Comments

None.

3. Approval of minutes of the Waxahachie Community Development Corporation meeting of November 18, 2025

Action:

Kevin Chester moved to approve minutes of the WCDC meeting of November 18, 2025. Motion was seconded by Erik Test and carried unanimously (4-0).

4. Hear update on Civic Center Expansion Study and take any necessary action

Gumaro Martinez, Executive Director of Parks & Leisure Services, presented the Item. He outlined an increased proposal cost of \$18,500 beyond the originally budgeted \$75,000 due to added market and demand studies, facility recommendations, and reimbursable expenses. Discussion was held ensuring the study aligns with local needs, market competition, new hotel developments, and facility requirements. The Board also discussed potential financial impacts, the need for small meeting spaces, and the project timeline, estimating completion of the assessment within three to six months and potential construction around 2028.

Action:

Kevin Chester moved to approve \$18,500 for the Civic Center Expansion Study. Motion was seconded by Erik Test and carried unanimously (4-0).

5. Discuss and consider sponsorship for holiday events by When Hinges Creak, LLC

Alex and Jennifer Lohmann, of When Hinges Creek, LLC, presented a proposal for City sponsorship of seasonal pop-up events. The Lohmann's described their experience producing family-friendly events, including a haunted house and kid-friendly attractions like 'Benny and Boneless'. They proposed free public holiday pop-ups for Valentine's Day, Easter, Fourth of July, Halloween, and Christmas at 105 College Street. The Board discussed proposed benefits such as community engagement and accessibility, event attendance from prior productions, potential tax implications, and funding use for staffing and materials. The Board raised concerns about funding for a for-profit venture and sustainability of recurring requests. City staff recommended exploring ways to ensure measurable returns via sales tax or tourism impact.

President Phillips requested a detailed cost breakdown from the applicants for Board review.

Action:

Billie Wallace moved to table the item to the February 10, 2026 meeting. Motion was seconded by Erik Test and carried unanimously (4-0).

6. Hear update on the YMCA Cindy Hess Memorial Park and consider additional funding request

John McLaughlin, Waxahachie Family YMCA, provided updates on the Cindy Hess Memorial Park project. He reported successful approvals from the Planning and Zoning Commission and City Council and noted significant progress on site preparation, including over \$1 million in FEMA channel work. After providing an update on the project budget, the YMCA requested an additional \$692,575 from WCDC to close a remaining funding gap for amenities such as walking trails and field improvements. It was noted that WCDC has already contributed \$750,000 to fund this project. Board members discussed the YMCA's fundraising status, confirmed prior City and County funding contributions, and emphasized the need for a Memorandum of Understanding (MOU) to clarify public access and maintenance responsibilities. The Board discussed tabling the funding request pending confirmation of major potential donor commitments and agreed to schedule a work session to review the project in greater detail next month.

Action:

Kevin Chester moved to table the item to the February 10, 2026 meeting. Motion was seconded by Erik Test and carried unanimously (4-0).

7. Discuss the potential allocation of a portion of downtown sales tax revenues for reinvestment in the downtown area as a sustainable, long-term funding source

President Phillips discussed establishing a policy to allocate a portion of downtown sales tax revenue for reinvestment in downtown projects. He proposed creating a self-sustaining funding source for merchant-driven initiatives to promote economic growth. Staff advised that while projects could be informally prioritized, formal earmarking could complicate accounting and create fairness issues with

other business districts. The discussion covered legal constraints, potential allocation models, and examples using existing TIRZ (Tax Increment Reinvestment Zones). It was the general consensus that current procedures can support downtown initiatives effectively and that improved communication with merchants about funding opportunities may be more beneficial than establishing new restricted funds.

8. Adjourn

There being no further business, the meeting adjourned at 4:40 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary