

Waxahachie Community Development Corporation
March 3, 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, March 3, 2026 at 3:00 p.m.

Members Present:	Jim Phillips, President Melissa Ballard, Vice President Billie Wallace, Mayor Andrew Henderson Erik Test Kevin Chester
Members Absent:	Justin Rios
Ex-Officio	Chad Tustison, Senior Director of Finance
Members Present:	Kevin Strength, President/CEO Chamber of Commerce
Others Present:	Ricky Boyd, City Manager Albert Lawrence, Deputy City Manager Jami Bonner, Assistant City Secretary

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 January 13, 2026 and Joint Work Session of February 3, 2026

Action:

Kevin Chester moved to approve minutes of the WCDC meeting of January 13, 2026 and Joint Work Session of February 3, 2026. Motion was seconded by Melissa Ballard and carried unanimously (5-0).

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

{Erik Test arrived at 3:08 p.m.}

Alex and Jennifer Lohmann of When Hinges Creek, LLC presented a proposal requesting City sponsorship to host family-friendly events and seasonal pop-ups at various locations throughout the city, including the Nature Trail, Getzendaner Park, the Chautauqua, and Downtown Waxahachie.

The proposal included a funding request of \$49,195 to cover hard costs such as generators, props, costumes, and power infrastructure. Board members expressed concern about providing funding to a for-profit business without a formal agreement in place.

Action:

Kevin Chester moved to table the item until an agreement can be presented to the Board. Motion was seconded by Erik Test and carried unanimously (6-0).

5. Discuss and consider funding request from K.Avett Music Group, LLC for Summer Soul Affair

Laurie Mosley, Director of the Convention and Visitors Bureau, introduced Kandi Franklin of K.Avett Music Group, LLC. Mrs. Franklin provided a brief overview of the Summer Soul Affair, noting that the event hosted approximately 2,000 attendees in 2024 and 1,900 attendees in 2025. She stated that weather conditions affected attendance in 2025 and projected approximately 3,000 attendees for the 2026 event.

Mrs. Franklin explained that the Summer Soul Affair is an outdoor music festival held at Railyard Park featuring soul, funk, and R&B performances. She also shared that she and her husband are currently applying for 501(c)(3) status and plan to award two scholarships, a nursing scholarship and a creative arts scholarship, in connection with the event.

Mrs. Mosley noted that funding for the event is currently allocated; however, she requested approval from the WCDC. While the 2026 event date has not yet been finalized, planning and coordination efforts are underway.

Board members acknowledged that the community does not currently have events similar to the Summer Soul Affair and noted that it provides strong entertainment value for the community.

Action:

Melissa Ballard moved to approve the \$15,312.86 funding request from K.Avett Music Group. Motion was seconded by Andrew Henderson and carried unanimously (6-0).

6. Consider Waxahachie Community Development Corporation Annual Financial Report for year ended September 30, 2025 and receive financial update

Chad Tustison, Finance Director, reviewed the Annual Financial Report. He noted that the City's audit firm, Pattillo, Brown & Hill LLP, completed the annual audit and determined that the financial statements present fairly, in all material respects. Mr. Tustison reported that as of the close of fiscal year 2025, the gross ending balance was \$6.186 million. After meeting the required 25% minimum reserve, the available balance is \$3.862 million.

Action:

Jim Phillips moved to accept the Waxahachie Community Development Corporation Annual Financial Report for year ended September 30, 2025. Motion was seconded by Erik Test and carried unanimously (6-0).

Waxahachie Community Development Corporation

March 3, 2026

Page 3

7. Adjourn

There being no further business, the meeting adjourned at 4:19 p.m.

Respectfully submitted,

Jami Bonner,
Assistant City Secretary