

Tax Increment Reinvestment Zone No. 1
March 11, 2026

A meeting of the Board of Directors of the Tax Increment Reinvestment Zone No. 1 (TIRZ) was held on Wednesday, March 11, 2026 at 3:00 p.m. in the Mean Green Conference Room at the Charles Beatty Municipal Services Building, 408 S. Rogers, Waxahachie, Texas.

Members Present: Billie Wallace, Mayor, Chairman
Shane Henry, Vice Chairman
Al Mack
Brad Yates
Dusty Autrey
Conor McGuire
Amber Adams

Others Present: Ricky Boyd, City Manager
Albert Lawrence, Deputy City Manager
Shon Brooks, Assistant City Manager
Sandy Rehkopf, Downtown Redevelopment & Historic
Preservation Manager
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 November 12, 2025

Action:

Shane Henry moved to approve the minutes of the Tax Increment Reinvestment Zone No. 1 meeting of November 12, 2025 as presented. Motion was seconded by Dusty Autrey and carried unanimously (7-0).

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

Sandy Rehkopf, Downtown Redevelopment and Historic Preservation Manager, presented the item. Applicants Kevin Cross and Amanda Moreno-Lake requested approval of a grant through the Downtown Building Improvement Grant Program (DBIP) in the amount of \$100,000 to partially fund the replacement and restoration of windows at the Rogers Hotel.

Cost proposals submitted with the DBIP application ranged from \$316,000 to \$335,000 and included emergency brick, associated masonry repairs, and an extended seven year warranty. The building's brick and mortar are in deteriorated condition, requiring more extensive restoration than originally anticipated. Additionally, during the removal of existing windows for replacement, some consequential damage occurred to the surrounding exterior brick, further increasing the scope of the necessary masonry work.

Ms. Rehkopf explained that the DBIP program allows reimbursement of up to \$50,000 for qualifying projects. Because the requested amount exceeds the program's standard limit, approval from the TIRZ Board is required for the additional \$50,000.

The project scope for the grant request includes the installation of approximately 18,000 bricks, reinforcement where necessary throughout the project, and the provision of roof, wall, and safety protection during construction.

Board Member Shane Henry noted that the TIRZ Board previously approved a DBIP grant request for 100 N. College Street at the September 22, 2025 TIRZ meeting in the amount of \$75,000 to assist with the replacement and restoration of the Rogers Hotel windows.

Board members asked whether the damage to the windows and surrounding infrastructure may have been caused by the March 8, 2025 storm and whether an insurance claim could potentially cover some of the repair costs. Ms. Moreno-Lake stated that the damage may have been related to the storm and that an insurance claim was submitted; however, the insurance company maintains that the damage is attributable to the age and condition of the building, which was constructed in 1912. She added that working with the insurance company has been challenging and expressed concern that the project should not be delayed due to potential liability issues.

Mr. Henry asked whether the applicants were aware of the brick and infrastructure concerns when the previous DBIP grant application was submitted. Ms. Moreno-Lake replied that they were not aware of the extent of the issue at that time. The problem became apparent only after the window frames were removed, revealing additional deterioration in the surrounding brick and masonry.

Board members requested to review the insurance company's final determination regarding the claim, including whether any portion of the window or infrastructure repair costs would be covered. The Board reiterated its commitment to being responsible stewards of TIRZ funds and emphasized the importance of conducting appropriate due diligence when considering funding requests.

Action:

Conor McGuire moved to deny funding for a Downtown Building Improvement Program Grant Application for 100 N. College Street. Motion was seconded by Al Mack.

Board Member Dusty Autrey stated that he was not necessarily inclined to deny the request; however, he would like to review additional information before making a decision.

Mr. McGuire rescinded his motion.

Action:

Conor McGuire moved to table the item until further funding documentation can be provided by the applicants. Motion was seconded by Dusty Autrey and carried unanimously (7-0).

5. Consider a Downtown Building Improvement Program Grant Application for 203–207 S. College Street

Ms. Rehkopf presented the item, and applicant Doug Pate requested approval of a funding request through the Downtown Building Improvement Program (DBIP) in the amount of \$110,409, representing a portion of the total anticipated cost for the building improvement project.

Cost proposals submitted with the DBIP application ranged from \$110,000 to \$130,000 and included emergency structural repairs, as well as exterior and interior brick work. The structural integrity of the building was severely compromised, and emergency repairs were necessary to preserve the historic structure.

The DBIP allows reimbursement of up to \$50,000 for qualifying projects. Because the requested amount exceeds this limit, the TIRZ Board may consider approval of the additional \$60,409.

The project scope includes structural repairs and reinforcements to the building walls, repointing of exterior brick, and reconstruction of the interior masonry wall on the second floor.

Board members inquired about the intent of the DBIP and the parameters for funding. Deputy City Manager Albert Lawrence explained that, historically, DBIP funds have been used for infrastructure repairs, exterior and street-facing façade improvements to enhance the downtown area, and addressing safety concerns. Mayor Wallace requested that an item be added to the next meeting agenda to provide a TIRZ overview and financial status update.

Action:

Brad Yates moved to approve funding from the TIRZ fund in the amount of \$100,000.00 for the emergency structural repairs at 203 – 207 S. College Street, and authorize the City Manager to execute all documents as necessary. Motion was seconded by Al Mack and carried 6-0 with Dusty Autrey abstaining.

6. Adjourn

There being no further business, the meeting adjourned at 4:11 p.m.

Respectfully submitted,

Jami Bonner
Assistant City Secretary