

Tax Increment Reinvestment Zone No. 1
July 1, 2026

A meeting of the Board of Directors of the Tax Increment Reinvestment Zone No. 1 (TIRZ) was held on July 1, 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
Shon Brooks, Assistant City Manager
Trenton Robertson, Director of Planning and Zoning
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

Kathy Morrill, 209 Johnston Blvd., Waxahachie, Texas, thanked the TIRZ Board for considering a request to fund additional parking spaces at the Farmers Market. She noted that the Wags-A-Hachie Dog Park is a frequented often by residents and emphasized that the addition of ADA-accessible parking spaces would improve accessibility and better serve the community.

3. Approval of minutes of the Tax Increment Reinvestment Zone No. 1 meeting of March 11, 2026

Action:

Shane Henry moved to approve the minutes of the Tax Increment Reinvestment Zone No. 1 meeting of March 11, 2026 as presented. Motion was seconded by Dusty Autrey and carried unanimously (7-0).

4. Consider a Downtown Building Improvement Program Grant Application for 208 W Main and 105 N Rogers

Sandy Rehkopf, Downtown Redevelopment and Historic Preservation Manager, presented the Downtown Building Improvement Grant application for 208 W. Main Street and 105 N. Rogers Street, requesting approximately \$231,000 for renovations. She noted that while the program provides up to \$50,000 per building, the TIRZ Board has the discretion to recommend additional funding.

Board members discussed adding a condition requiring the property owner to retain ownership of the buildings for a specified period following reimbursement or repay grant funds if the properties are sold prematurely. Staff agreed to consult with the City Attorney regarding the legality and enforceability of such a requirement before the item is considered by the City Council.

The Board also discussed the program requirement for three contractor bids, including one from an Ellis County contractor. Members emphasized the importance of consistently applying the guidelines and expressed concern that the application included only two bids. Staff acknowledged the difficulty of obtaining bids for historic renovation projects, and the City Attorney advised that documented "no-bid" responses from qualified contractors could satisfy the requirement if good-faith efforts were made. The Board directed staff to update the application guidelines to clarify acceptable bid documentation.

Following discussion, the Board reached a consensus to table the application to allow the applicant time to obtain a third bid or provide documentation of good-faith efforts to secure one. Staff noted that a special TIRZ meeting could be scheduled once the additional information is received.

Action:

Brad Yates moved to table the item until the next meeting to allow the applicant to secure a third bid. Motion was seconded by Shane Henry and carried unanimously (7-0).

5. Consider a Downtown Building Improvement Program Grant Application for 209 S College

Ms. Rehkopf presented a Downtown Building Improvement Grant application requesting assistance to restore the original wood flooring at a downtown historic building constructed in 1900. The applicant requested reimbursement of up to 50% of the project cost, not to exceed \$7,500, for removal of vinyl flooring and restoration of the original wood floors. Ms. Rehkopf noted the applicant provided two bids, citing difficulty obtaining a third contractor due to the uncertainty of the work beneath the existing flooring.

Board members discussed the lack of a third bid and reiterated the importance of consistently applying the program's bid requirements. Members also questioned whether floor restoration qualified as an eligible project under the Downtown Building Improvement Grant Program or constituted routine building maintenance. After reviewing the program guidelines, the Board expressed concern that the proposed work did not clearly meet the program's eligibility criteria.

Following discussion, the Board reached a consensus that the application should not move forward in its current form due to both the incomplete bid documentation and concerns regarding project eligibility under the grant guideline

Action:

Shane Henry moved to deny a Downtown Building Improvement Program Grant for 209 S College. Motion was seconded by Conor McGuire and carried unanimously (7-0).

6. Consider application of protective coatings on downtown murals

Ms. Rehkopf presented a request for \$13,800 in TIRZ funding to apply a protective anti-graffiti coating to five public murals located throughout downtown. Staff explained that the coating would protect the artwork from graffiti and weathering, reduce future maintenance costs, and extend the life of the murals.

Board members discussed ownership of the mural locations, existing agreements with property owners, and whether funding had previously been allocated for long-term mural maintenance when the projects were originally approved. Members requested clarification regarding any remaining funds from prior mural appropriations that may have been intended for future maintenance.

Following discussion, the Board voted to table the request until staff could research prior mural funding, determine whether maintenance funds remain available, and present that information for further consideration.

Action:

Shane Henry moved to table the item until the next meeting. Motion was seconded by Brad Yates and carried unanimously (7-0).

7. Consider additional handicapped parking spots at the Farmers Market to serve the Wags-A-Hachie Dog Park

Ms. Rehkopf presented a request for \$69,600 in TIRZ funding to construct additional ADA-accessible parking spaces on the north side of the Farmers Market vendor parking lot. The improvements include site preparation, ADA-compliant parking spaces, sidewalk connections, striping, and signage to better serve the Farmers Market and the adjacent Wags-A-Hachie Dog Park.

Ms. Rehkopf explained that the project responds to concerns raised by citizens and the City Council regarding the lack of convenient accessible parking near the small dog park. Board members discussed the proposed location, project scope, and cost estimate.

Action:

Al Mack moved to approve funding from the TIRZ fund in the amount of \$69,600 for the addition of ADA-accessible parking to serve the Farmers Market and the Wags-A-Hachie Dog Park and authorize the City Manager to execute all documents as necessary. Motion was seconded by Conor McGuire and carried unanimously (7-0).

8. Consider emergency repairs to downtown pocket park, Memorial Park

Ms. Rehkopf presented a request for emergency repairs to the brick arch entrance structures at Memorial Park, citing significant settlement, deteriorating masonry, and falling bricks that create an immediate public safety hazard. Staff also noted that tree roots have displaced pavers, creating additional trip hazards. The proposed Phase I repairs, totaling \$26,970, would stabilize the arches and address the immediate safety concerns, while future phases would consider redesign of the park and water feature.

The Board expressed support for preserving the Police Memorial while improving the park's appearance and safety.

Action:

Brad Yates moved to approve funding from the initial \$60,000 approved by Council in 2025 for the water feature repair and reappropriate \$26,970 for the emergency repairs for Memorial Park and authorize the City Manager to execute all documents as necessary. Motion was seconded by Shane Henry and carried unanimously (7-0).

9. Adjourn

There being no further business, the meeting adjourned at 4:05 p.m.

Respectfully submitted,

Jami Bonner
Assistant City Secretary