

Tax Increment Reinvestment Zone No. 1
July 22, 2026

A meeting of the Board of Directors of the Tax Increment Reinvestment Zone No. 1 (TIRZ) was held on July 22, 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
Amber Villarreal, 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 July 1, 2026

Action:

Shane Henry moved to approve the minutes of the Tax Increment Reinvestment Zone No. 1 meeting of July 1, 2026 as presented. Motion was seconded by Brad Yates 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. The applicant submitted a request through the Downtown Building Improvement Grant Program for \$231,000, which represents 23% of the total project cost for both buildings of \$1,014,410. At a presentation on July 1, 2026, the applicant did not have three bids as required by the guidelines of the program, therefore the item was tabled.

The applicant presents again for the same request and has submitted a third bid as requested. Owner is planning complete interior and exterior renovation of both buildings to include plumbing, HVAC, electrical, roof replacement, asbestos abatement, extensive masonry repairs,

awnings, storefront restoration, and full interior finish out. The applicant is requesting 23% reimbursement instead of 50% as allowed by the Downtown Building Improvement Grant Program. The 23% request is equivalent to the cost of the exterior repairs on both buildings.

The applicant has selected local contractor Nay Construction to complete the work and expects to complete the exterior restoration in approximately 90 days.

As noted above, the grant request aligns with the Downtown Building Improvement Grant Program, which offers up to a 50/50 match for qualifying improvement costs up to \$200,000 per building per year.

The Board discussed how to structure funding for a project involving two separate property addresses. Members estimated the eligible funding at approximately \$280,000 for structural work and façade improvements, but focused on ensuring the grant allocation would not disadvantage the applicant in the future.

Rather than approving one lump-sum award, the Board agreed it would be cleaner to split the funding between the two addresses. This approach would:

- Preserve each property's eligibility for future funding up to the program's per-address limit.
- Allow work on one building to continue without being delayed by issues affecting the other.
- Provide a clearer record of how grant funds were allocated.

The Board also discussed the possibility of placing a lien or repayment requirement on properties sold within five years after receiving grant funds. Since this policy had not yet been researched or formally adopted, members agreed not to include it in the current motion. Instead, staff will research the legal implications and consider incorporating such a provision into future program guidelines and application materials.

Action:

Shane Henry moved to approve funding from the TIRZ fund totaling \$231,000, with \$131,000 for the improvements at 208 W Main and \$100,000 at 105 N Rogers for improvements at said addresses, 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.

5. 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. Waxahachie currently features five public murals that have become popular destinations for residents and visitors and contribute to the character and vibrancy of the downtown district. To protect these community assets and preserve their appearance, staff is requesting consideration of applying a specialized protective coating to all five murals at a total cost of \$13,800.

The coating provides a sacrificial barrier that allows graffiti, paint, and other surface contaminants to be removed without damaging the underlying artwork. This preventative measure will help reduce future maintenance costs, extend the life of the murals, and ensure that these highly visible public art installations continue to enhance the downtown experience.

The Board revisited a previously tabled discussion about applying a protective historic preservation coating to several downtown murals. Staff explained that the original mural project was funded with \$100,000, but only \$83,000 was spent on two murals. The remaining \$17,000 was voided and cannot be used now without requesting new funding from the WCDC.

Members discussed the benefits of the protective coating, which is designed to bond with the paint while allowing the brick to breathe. Although no specific lifespan was available, staff noted that a previously coated mural became noticeably more vibrant. The contractor confirmed the existing quote of approximately \$13,800 for the coating remains valid.

The Board debated whether using TIRZ funds for mural maintenance falls within the program's purpose. Supporters argued that the murals are valuable public assets, attract visitors downtown, and should be maintained like any other city investment. Others questioned whether funding maintenance for City-approved murals would create a precedent requiring similar support for privately owned murals or signs, emphasizing the need for consistent policies.

Members also raised concerns about long-term maintenance, asking whether future upkeep should become part of another City department's budget rather than relying on TIRZ funds. The discussion concluded without a final decision, with Board members recognizing the need to balance preserving a significant downtown attraction with establishing a fair and consistent funding policy.

Action:

Amber Adams moved to approve funding from the TIRZ fund in the amount of \$13,800 for the application of protective coating on five murals and authorize the City Manager to execute all documents as necessary. Motion was seconded by Dusty Autrey and carried unanimously (7-0).

6. Hear update on emergency repairs to downtown pocket park, Memorial Park

Ms. Rehkopf provided an update on the demolition of the damaged structure, explaining that the original plan was to repair only the arches using the previously approved \$31,035. However, once demolition began, they discovered extensive hidden structural damage. The brick was attached to thin, untreated residential plywood that had rotted from water infiltration, leaving the arches barely supported. Further inspection revealed the supporting columns were also resting on rotten, untreated wood, making repair impossible and requiring demolition of the entire structure.

Additional deterioration was found on the adjoining restroom building, where untreated wood in the walls and roofline is already beginning to rot, indicating similar issues may develop there.

The site is now an approximately 1,500-square-foot dirt area. The City Council indicated that the remaining \$8,669 from the original project could instead be used to install either sod or crushed granite as temporary ground cover to improve the appearance and eliminate the fenced construction area. Memorial pavers removed during demolition have been carefully preserved for future reinstallation.

Ms. Rehkopf also noted the site's historical significance as a community project led by Waxahachie Partnership Inc. with support from organizations such as Rotary and Lions Club. Rather than rushing into rebuilding, the recommendation was to use the remaining funds to improve the site's appearance temporarily and then work with community stakeholders to develop a thoughtful long-term redesign. The Board agreed with this approach.

7. Adjourn

There being no further business, the meeting adjourned at 3:30 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary