

Waxahachie Community Development Corporation
August 11, 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 August 11, 2026, at 3:00 p.m.

Members Present:	Jim Phillips, President Melissa Ballard, Vice President Andrew Henderson Erik Test Kevin Chester
Member Absent:	Billie Wallace, Mayor Vacant
Ex-Officio Members Present:	Chad Tustison, Director of Finance Kevin Strength, President/CEO Chamber of Commerce
Ex-Officio Member Absent:	Amber Villarreal, City Secretary
Others Present:	Ricky Boyd, City Manager Shon Brooks, Assistant City Manager April Ortiz, Civic Center Director Chris Seale, Horticulturist Laurie Mosley, Convention & Visitors Bureau Director James Villarreal, Sports Complex Director Jami Bonner, Assistant City Secretary

1. Call to Order

President Jim Phillips called the meeting to order and announced the resignation of Justin Rios, who has accepted a new professional position and will no longer be able to serve in his role on the WCDC. The Board expressed appreciation for Mr. Rios' service and contributions. It was noted that City Council is expected to appoint a new person to serve on the WCDC in September.

2. Public Comments

None.

3. Approval of minutes of the Waxahachie Community Development Corporation meeting of July 8, 2026

Action:

Andrew Henderson moved to approve minutes of the WCDC meeting of July 8, 2026 as presented. Motion was seconded by Kevin Chester and carried unanimously (5-0).

4. Discuss and consider funding opportunities for community development projects, including expansion of the hike-and-bike trail, completion of Railyard Park, installation of downtown alley lighting, and other capital improvement initiatives

The Board discussed potential project priorities beyond Lions Park, including artificial turf soccer fields at the Waxahachie Sports Complex, additional funding for the Convention and Visitors Bureau to support events, and expansion of the Waxahachie Civic Center. Board Member Andrew Henderson also expressed interest in revisiting the possibility of a community recreation center. Staff noted that a recreation center incorporating both community amenities and sports tourism opportunities had previously been discussed by community members, staff, and City Council, with an estimated project cost of \$65 million.

Staff further noted that while Parks staff would maintain Lions Park, WCDC may be asked in the future to help fund additional staffing needed to support tournament play at Lions Park. While several possibilities were discussed, the Board did not reach a consensus on how to prioritize the projects. The Board agreed that further direction from City Council is needed before conducting additional research and determining how funding should be allocated.

No action taken.

5. Adjourn

There being no further business, the meeting adjourned at 3:54 p.m.

Respectfully submitted,

Jami Bonner
Assistant City Secretary