

Tax Increment Reinvestment Zone No. 1
February 23, 2021

A regular meeting of the Board of Directors of the Tax Increment Reinvestment Zone No. 1 was held on Tuesday, February 23, 2021 at 4:00 p.m. in the Council Chamber at City Hall, 401 S. Rogers, Waxahachie, Texas.

Members Present: David Hill, Chairman
Brad Yates, Vice Chairman
Mike Lee
Dusty Autrey
Ron Ansell

Members Absent: Coy Sevier
Jane Vineyard

Others Present: Michael Scott, City Manager
Albert Lawrence, Assistant City Manager
Amber Villarreal, Assistant City Secretary

1. Call to Order

Chairman David Hill called the meeting to order.

2. Public Comments

None

3. Re-organize the Board

Action:

Mr. Brad Yates moved to appoint David Hill as Chairman. Mr. Mike Lee seconded, All Ayes.

Mr. Mike Lee moved to appoint Brad Yates as Vice Chairman. Mr. Dusty Autrey seconded, All Ayes.

4. Approval of minutes of the Tax Increment Reinvestment Zone No. 1 meeting of July 30, 2020

Action:

Mr. Dusty Autrey moved to approve the minutes of the Tax Increment Reinvestment Zone No. 1 meeting of July 30, 2020. Mr. Mike Lee seconded, All Ayes.

5. Consider funding for Ellis County Museum capital campaign/restoration project

Mr. David Hudgins presented a request for funding for bathroom restoration at the Ellis County Museum in the amount of \$104,878.00. He explained the restoration project of the museum is to preserve and utilize the entire building. He noted there are two bathrooms on the 2nd and 3rd floors and one bathroom and breakroom on the first floor. The project is bringing in an elevator and new water line to add a sprinkler system to the building.

Mr. Mike Lee inquired about the total cost of the project and Mr. Hudgins noted the total is \$2.1 million and about \$1.5 million was raised pre-COVID.

Mr. Dusty Autrey inquired about current financials for TIRZ. City Manager Michael Scott noted the certified roll is about \$111 million which equals to approximately \$700,000 of TIRZ money available once all taxes are collected. He explained there is \$180,000 of debt service and the fund is partially committed to Beautification leaving the current balance of \$630,000. He noted the city has budgeted \$100,000 from the General Fund for renovations at the museum.

Action:

*Mr. Mike Lee moved to approve funding for Ellis County Museum capital campaign/restoration project in the amount of \$105,000.00. Mr. Dusty Autrey seconded, **All Ayes.***

6. Consider funding for conversion of former ag barn to new home for Farmers Market

Downtown Development Director Anita Simpson presented a request for funding for conversion of former ag barn to new home for Farmers Market. She explained the current location of the Farmers Market will be torn down to build the new City Hall Annex. She explained Colonial Restoration explored different options to renovate the site. Ms. Simpson noted due to COVID, last season's Farmers Market was only able to allow 14 vendors and the new location will allow for over 40 vendors with proper social distancing.

Mr. Ron Ansell inquired about access to the Hike and Bike Trail and a sidewalk to the restrooms. Ms. Simpson noted there will be access to the Hike and Bike Trail but there is currently no plan to add a sidewalk to the restrooms although that is an option in the future.

Mayor Hill inquired about the renovation process and Mr. Brad Yates noted it will take about three weeks to complete. Mayor Hill also noted the property is restricted to certain uses and Mr. Scott explained legal counsel was consulted and this use is in compliance.

Action:

Mr. Ron Ansell moved to approve funding for conversion of former ag barn to new home for Farmers Market in the amount of \$64,238.88. Mr. Dusty Autrey seconded, the vote was as follows: Ayes: David Hill, Mike Lee, Dusty Autrey, and Ron Ansell. Noes: None. Abstain: Brad Yates.

The motion carried.

7. Adjourn

There being no further business, the meeting adjourned at 4:27 p.m.

Respectfully submitted,

Amber Villarreal
Assistant City Secretary