

Tax Increment Reinvestment Zone No. 1  
March 16, 2022

A regular meeting of the Board of Directors of the Tax Increment Reinvestment Zone No. 1 was held on Wednesday, March 16, 2022 at 3:00 p.m. in the Council Chamber at City Hall, 401 S. Rogers, Waxahachie, Texas.

Members Present: Doug Barnes  
Coy Sevier  
Brad Yates  
Dusty Autrey  
Ron Ansell  
Chris Wright  
Patrick Souter

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

**1. Call to Order**

Mr. Brad Yates called the meeting to order.

**2. Public Comments**

None

**3. Introduction to the Tax Increment Reinvestment Zone No. 1**

City Manager Michael Scott provided an overview of the Tax Increment Reinvestment Zone No. 1 (TIRZ) explaining it provides a dedicated funding source for improvements downtown. He explained the life of a TIRZ is 25 years or until all debt is expired and is governed by Section 311 of the Tax Code. Past projects include the streetscape bricks around the courthouse, MKT Depot renovation, and amphitheater project. TIRZ currently funds the ongoing fire alarm program downtown.

**4. Reorganize the Board**

**Action:**

*Mr. Dusty Autrey moved to appoint Mayor Doug Barnes as Chairman. Mr. Ron Ansell seconded, All Ayes.*

*Mayor Doug Barnes moved to appoint Mr. Brad Yates as Vice Chairman. Mr. Coy Sevier seconded, All Ayes.*

**5. Approval of minutes of the Tax Increment Reinvestment Zone No. 1 meeting of February 23, 2021**

**Action:**

*Mr. Dusty Autrey moved to approve the minutes of the Tax Increment Reinvestment Zone No. 1 meeting of February 23, 2021. Mr. Patrick Souter seconded, All Ayes.*

## **6. Hear financial update**

Anita Simpson, Downtown Development Director, provided a current financial update noting the 2021 Tax Increment Finance Value is \$137,873,842.00 and the current Tax Increment Finance Levy is \$909,967.36. She explained there is approximately \$225,000.00 allocated for annual commitments from the fund. Ms. Simpson expressed her gratitude for the Board's stewardship over the fund.

## **7. Consider funding for Farmers Market improvements**

Ms. Simpson requested approval of funding in the amount of \$97,167.50 plus a 10% contingency for the following Farmers Market improvements:

- Thermal/moisture barrier to the roof
- Commercial grade ceiling fans
- Concrete two-space handicap parking area with sidewalk connection to the entrances of the building
- 8-foot-wide sidewalk connection to allow accessibility to the existing restrooms

Mr. Patrick Souter inquired about the limited handicap parking spaces and Ms. Simpson explained the City Engineer reviewed the site and noted this was the best location due to grading on the property.

Mr. Dusty Autrey stated water flows directly to the proposed handicap spaces and Gumaro Martinez, Executive Director Park & Leisure Services, explained curb and concrete parking will be installed to help the water flow; however, staff is working on addressing that issue with future improvements and proper drainage.

Mr. Coy Sevier asked if two spaces meets ADA requirements and Mr. Martinez explained parking with fifty or less spaces only requires two handicap spaces.

### **Action:**

*Mr. Coy Sevier moved to approve funding for Farmers Market improvements as presented in the amount of \$97,167.50. Mr. Dusty Autrey seconded.*

*Mr. Coy Sevier amended his motion to approve funding for Farmers Market improvements as presented in the amount of \$97,167.50 plus a 10% contingency, totaling \$106,884.25. Mr. Dusty Autrey seconded, All Ayes.*

## **8. Consider funding for Downtown Parking Garage improvements**

Ms. Simpson requested approval of funding in the amount of \$126,242.89 plus a 10% contingency for the following Downtown Parking Garage improvements:

- Upgrading lighting to LED fixtures
- New camera surveillance system
- Refreshing and updating signage

- Restriping the parking spaces
- Servicing the A/C units in the IT and elevator room

Mr. Martinez explained improvements to the server storage capacity will be included with the upgraded camera surveillance system.

**Action:**

*Mr. Ron Ansell moved to approve funding for Downtown Parking Garage as presented in the amount of \$126,242.89 plus a 10% contingency, totaling \$138,867.18. Mr. Brad Yates seconded, All Ayes.*

**9. Adjourn**

There being no further business, the meeting adjourned at 3:34 p.m.

Respectfully submitted,

Amber Villarreal  
City Secretary