

Waxahachie Community Development Corporation  
October 18, 2022

A Work Session of the Waxahachie Community Development Corporation (WCDC) was held in the Council Conference Room at City Hall, 401 S. Rogers, Waxahachie, Texas on Tuesday, October 18, 2022 at 3:00 p.m.

Members Present: Daniel Morton, President  
Bob Lynn, Vice President  
Michael Scott, City Manager  
Elizabeth Tull  
David McSpadden  
Jim Phillips

Member Absent: David Hill, Mayor

Ex-Officio Amber Villarreal, City Secretary  
Members Present: Chad Tustison, Director of Finance

Ex-Officio  
Member Absent: Kevin Strength, President/CEO Chamber of Commerce

Others Present: Albert Lawrence, Deputy City Manager  
Gumaro Martinez, Executive Director of Parks & Leisure Services

## **1. Call to Order**

President Dan Morton called the meeting to order.

## **2. Discuss strategic direction and priorities of the WCDC**

President Morton reviewed the purpose of the WCDC and led the discussion of what the Board can do to attract visitors and improve the quality of life for the citizens of Waxahachie. Mr. Morton discussed entertaining new projects for WCDC to lead and possible economic development opportunities.

Vice President Bob Lynn expressed his support of the work the Board has done addressing City needs as they come up.

Mr. David McSpadden noted he is proud of the progress of the Board and provided a list of possible projects WCDC can participate in. He expressed his support for focusing on projects beneficial to the City and asked for the Board to be included in economic development opportunities.

Ms. Elizabeth Tull explained she supports the Board relying on City staff to attract economic development opportunities and presenting those to the Board when appropriate.

City Manager Michael Scott explained staff is constantly working on economic development opportunities; however, most of those discussions are under a Non-Disclosure Agreement. He noted staff will bring those opportunities to WCDC once they are able to be disclosed.

Mr. Jim Phillips asked if projects are generated from staff, WCDC, or City Council and if they align with the strategic plan of WCDC. Furthermore, Mr. Phillips asked if the focus of economic development aligns with the corporation's budget and is supported by staff and City Council.

Council Member Travis Smith encouraged the Board to review economic development and beautification opportunities in downtown Waxahachie assisting small business owners.

Mayor Pro Tem Chris Wright encouraged the Board to contact City Council and ask what projects they support.

Deputy City Manager Albert Lawrence explained staff, City Council, and WCDC have collaborated to move forward with funding projects in the past. He noted there is a possibility for WCDC to assist with economic development projects in the future.

Mr. Scott noted the WCDC budget aligns with City Council's priorities and the budget should prioritize what voter's approved. He explained the Civic Center and Sports Complex are top priorities of the WCDC budget followed by reserve fund and 5-year capital improvements replacement plan. He expressed his hesitation with allocating funds by restricting WCDC to certain projects and noted flexibility allows funds to be spent at the right time.

The Board discussed considering yearly projects, allowing flexibility and openness to new ideas, collaborating with staff and City Council, and maximizing current assets before taking on additional projects.

It was the consensus of the Board to hold Work Sessions with City Council every other month beginning in 2023.

### **3. Adjourn**

There being no further business, the meeting adjourned at 4:11 p.m.

Respectfully submitted,

Amber Villarreal  
City Secretary