

Waxahachie Community Development Corporation
July 11, 2023

A regular meeting of the Waxahachie Community Development Corporation (WCDC) was held in the Council Chamber at City Hall, 401 S. Rogers, Waxahachie, Texas on Tuesday, July 11, 2023 at 3:00 p.m.

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

Ex-Officio: Amber Villarreal, City Secretary
Members Present: Chad Tustison, Director of Finance
Kevin Strength, President/CEO Chamber of Commerce

Others Present: Gumaro Martinez, Executive Director of Parks & Leisure Services
Laurie Mosley, Director of Convention & Visitors Bureau
Chris Seale, Horticulturist
James Villarreal, Assistant Director Sports Complex

1. Call to Order

President Dan Morton called the meeting to order.

2. Public Comments

Kevin Strength, President/CEO Chamber of Commerce, thanked WCDC for their efforts and positive impact in Waxahachie.

3. Approval of minutes of the Waxahachie Community Development Corporation regular meeting of May 9, 2023 and special meeting of June 13, 2023

Action:

Elizabeth Tull moved to approve minutes of the WCDC regular meeting of May 9, 2023 and special meeting of June 13, 2023. David McSpadden seconded, All Ayes.

4. Discuss and consider Waxahachie Community Development Corporation Fiscal Year 2024 Budget

Chad Tustison, Director of Finance, presented the proposed budget for Fiscal Year 2024. He reviewed Five-Year Operating Requests for the Civic Center, Sports Complex, and Community Beautification. Projected revenue is \$8,502,287 and total expenses, from base budget and budget requests, equates to \$7,263,240. Mr. Tustison reviewed the WCDC Fund Summary noting the year-end estimate is \$5,723,906. Sales tax is healthy and based on population growth and inflation factors, he recommended a conservative growth of 3.5%. He reviewed the program enhancement costs for the Sports Complex, Civic Center, and Community Beautification. The FY 2024 ending balance is projected at \$3,598,335, after 25% reserve met. Mr. Tustison also

reviewed the Hotel Motel Tax Fund, estimating \$1,112,497 in collections and \$1,092,007 in expenses. The projected ending balance for the Hotel Motel Tax Fund is \$978,167.

Action:

David Hill moved to approve the Waxahachie Community Development Corporation Fiscal Year 2024 Budget as presented. David McSpadden seconded, All Ayes.

5. Discuss and consider funding for mural project

David McSpadden explained the Mural Committee was tasked with identifying potential locations for murals downtown that would not violate historic properties or code enforcement issues. Leighton Autrey, local artist, volunteered to curate the mural program downtown and incorporate other artists. Mr. Autrey estimated \$100,000 would cover the cost for three (3) or more murals. With the approval of funding, the Mural Committee will seek written approval of property owners. Mr. McSpadden noted the committee identified three (3) potential locations, one of which is the Parks and Recreation Building that faces Highway 77. Mural themes/design and cost would be approved by WCDC once vetted by the Mural Committee.

Jim Phillips expressed concern with not providing equal opportunities to building owners to participate and noted he wants transparency with the use of public funds. The Board concurred and discussed establishing a formal application process to allow downtown building owners to participate in the mural program. It was the consensus to move forward with funding year one now, in hopes to generate interest and have a new mural downtown prior to the Texas Country Reporter Festival in October. The committee was tasked to formalize an application process for building owners for year two.

Action:

David McSpadden moved to authorize funding for year one of the mural project in the amount of \$100,000. Bob Lynn seconded, All Ayes.

6. Discuss and consider audio system for Waxahachie Civic Center

Amy Borders, Director of Communication and Marketing, requested approval to purchase a wired portable audio cart for the Civic Center in the amount of \$26,649.91. Ms. Borders explained the cost to rent the portable audio system for one year is approximately \$20,000. She explained the City Council and Planning and Zoning Commission meetings will be held at the Civic Center for at least one year while City Hall is renovated. The streaming service for the meetings will be temporarily relocated to the Civic Center during that time; however, audio is not provided. By purchasing the audio system, including eleven (11) microphones, the Civic Center will be able to offer rental of the system for other events.

Action:

David McSpadden moved to approve funding a wired portable audio cart for the Waxahachie Civic Center in the amount of \$26,649.91. Jim Phillips seconded, All Ayes.

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7. Adjourn

There being no further business, the meeting adjourned at 3:37 p.m.

Respectfully submitted,
Amber Villarreal, City Secretary