

A G E N D A

A meeting of the Board of Directors of the Tax Increment Reinvestment Zone No. 1 (TIRZ) to be held on ***Monday, October 9, 2023 at 3:00 p.m.*** in the Hatchet Conference Room at the Charles Beatty Municipal Services Building, 408 S. Rogers, Waxahachie, Texas.

Members: David Hill, Mayor, Chairman
Brad Yates, Vice Chairman
Brett Hess
Al Mack
Randy Vineyard
Shane Henry
Mike Lee

1. Call to Order
2. ***Public Comments:*** Persons may address the Tax Increment Reinvestment Zone No. 1 Board of Directors on any issues. This is the appropriate time for citizens to address the Board on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Board may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code.
3. Reorganize the Board
4. Approval of minutes of the Tax Increment Reinvestment Zone No. 1 meeting of August 23, 2023
5. Consider funding request for 221A S. Highway 77 to cover half of the cost for new parking spaces and sidewalk
6. Adjourn

The Board of Directors of the Tax Increment Reinvestment Zone No. 1 reserves the right to go into Executive Session as authorized by Section 551.071(2) of the Texas Government Code, for the purpose of seeking confidential legal advice from legal counsel on any agenda item listed herein. This meeting location is wheelchair-accessible. Parking for mobility-impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the City Secretary at 469-309-4006 or (TDD) 1-800-RELAY TX

Notice of Potential Quorum

***One or more members of the Waxahachie City Council may be present at this meeting.
No action will be taken by the City Council at this meeting.***

A meeting of the Board of Directors of the Tax Increment Reinvestment Zone No. 1 (TIRZ) was held on Wednesday, August 23, 2023 at 3:00 p.m. in the Council Chamber at City Hall, 401 S. Rogers, Waxahachie, Texas.

Members Present: David Hill, Mayor, Chairman
Brad Yates, Vice Chairman
Dusty Autrey
Al Mack
Randy Vineyard
Shane Henry

Member Absent: Brett Hess

Others Present: Michael Scott, City Manager
Albert Lawrence, Deputy City Manager
Clarice Crocker, Records Coordinator

1. Call to Order

Chairman David Hill called the meeting to order.

2. Public Comments

None.

3. Approval of minutes of the Tax Increment Reinvestment Zone No. 1 meeting of May 10, 2023

Action:

Dusty Autrey moved to approve the minutes of the Tax Increment Reinvestment Zone No. 1 meeting of May 10, 2023. Motion was seconded by Al Mack and carried unanimously (6-0).

4. Consider funding request for 310 S. College as a part of the Downtown Building Improvement Program

The item was presented by City Manager Michael Scott and applicant Jim Chapman.

Action:

Al Mack moved to approve the \$7,900 request by Mr. Chapman for the replacement of the air conditioning.

After further discussion, Mr. Chapman withdrew his funding request.

Mr. Mack rescinded his motion.

5. Consider funding request for various Downtown and Farmers Market-related improvements

The item was presented by Mr. Scott.

Action:

Brad Yates moved to approve the repairs and requested expenses at the following rate: trash receptacles \$26,689, rewire for Farmers Market not to exceed \$25,000, downtown sidewalk rehabilitations \$40,000, sidewalk replacement at City parking garage \$9,362, and concrete pads under shade structures at Farmers Market \$8,500, totaling \$109,551, including 10% contingency. Motion was seconded by Al Mack.

Brad Yates amended his motion to include: 10% contingency per item. Motion was seconded by Al Mack and carried unanimously (6-0).

6. Adjourn

There being no further business, the meeting adjourned at 4:28 p.m.

Respectfully submitted,

Clarice Crocker
Records Coordinator

SIDES HERITAGE PROPERTIES, LLC

Presented by

Jennie Lucky

History of the property



PURCHASED BY
BILL & EMMA SIDES
1925



INHERITED BY
CHARLES "RED" SIDES
IN 1940'S



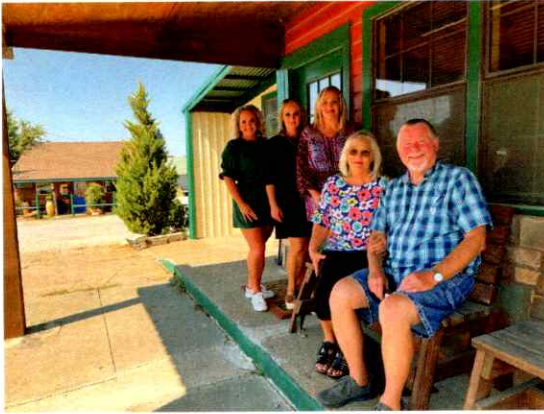
LEFT TO HIS WIFE,
RUTH SIDES
1988



LEFT TO SIDES
CHILDREN
2006

(5)

Current Owners



BILLY & JEANIE SIDES

PURCHASED FROM BILLY'S SIBLINGS

Billy wanted to keep the property in the family as his parent's had planned. They have slowly improved the buildings, as money allowed.

GOALS FOR PROPERTY

Billy & Jeanie plan to leave the property to their 3 children: Julie Farrar, Jennie Lucky & Jonie Herrell. All 3 children are passionate about Waxahachie & would like to see the property continue to benefit the town.

SIDES HERITAGE PROPERTIES, LLC

Current Tenants



COUNTRY CAFE

Popular cafe for breakfast & lunch among many locals. People from all around the area enjoy the small town charm and food at this cafe.



MOYA'S AUTO INSPECTION

Offers inexpensive, quick inspections. Customers rave about their kindness & professionalism



LUCKY'S BACKFLOW & PLUMBING SERVICES

Residential & commercial plumbing for new construction, remodels & tenant finish outs. Provides backflow testing, repairs & replacements.

SIDES HERITAGE PROPERTIES, LLC

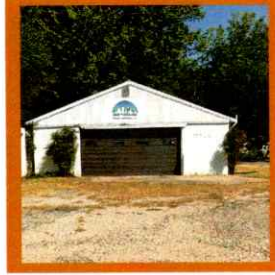
(5)

Current Tenants



COUNTRY CAFE'S BUSINESS OFFICE

This was the original 1925 gas station (from slide 2). The Country Cafe rents this building for their business office.



SEE THROUGH SHOWER AND GLASS LLC

This is the newest tenant and the building where the city asked us to put in a parking lot and sidewalk.



MCCLAIN'S GARAGE

Joe McLain has been in this building, repairing cars and trucks as a service mechanic, for 20+ years.

SIDES HERITAGE PROPERTIES, LLC



CURRENT



FUTURE

CURRENT PROJECT - FRONT VIEW

New City of Waxahachie zoning requirements mandate with a new tenant and use change



CURRENT



FUTURE

CURRENT PROJECT - SIDE VIEW

The city also highly recommends changing the entrance to the north side of the building due to foreseeable easement concerns. The example below is with a sidewalk and turning the window into a door. There will also be a hole cut, on this same side, for a window unit.

SIDES HERITAGE PROPERTIES, LLC

(5)

Benefits to the City



Increased tax revenue from businesses occupying space.

Increased appraisal value which in turn will generate higher property taxes.



Will be more visually appealing to visitors to the City of Waxahachie & provide more efficient parking for customers.



Sides Heritage Properties LLC currently owns 40% of the existing businesses on the hill. As a result of fair rental pricing & positive tenant/landlord relations, none of the buildings have been vacant for more than 1 month (since Billy & his wife became owners).

SIDES HERITAGE PROPERTIES, LLC

Request to TIRZ

[illegible]

- Total cost for current project: \$24,402.
- Sides Heritage Properties, LLC is seeking financial assistance of \$10,824 from TIRZ, to cover half of the unexpected cost of the new parking spaces & sidewalk.

SIDES HERITAGE PROPERTIES, LLC