

Tax Increment Reinvestment Zone No. 1
April 8, 2019

A regular meeting of the Board of Directors of the Tax Increment Reinvestment Zone No. 1 was held on Monday, April 8, 2019 at 3:00 p.m. in the Council Chamber at City Hall, 401 S. Rogers, Waxahachie, Texas.

Members Present: David Hill, Chairman
Jason Smith, Vice Chairman
Coy Sevier
Brad Yates
Mike Lee
Dusty Autrey

Member Absent: Jane Vineyard

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

1. Call to Order

Chairman David Hill called the meeting to order.

2. Approval of minutes of the Tax Increment Reinvestment Zone No. 1 meeting of January 18, 2019

Action:

Mr. Mike Lee moved to approve the minutes of the Tax Increment Reinvestment Zone No. 1 meeting of January 18, 2019. Mr. Dusty Autrey seconded, All Ayes.

3. Hear Financial Report for TIRZ No. 1

City Manager Michael Scott presented the Financial Report for TIRZ No. 1 for year ended September 30, 2018. Mr. Scott explained the fund is included in the city's annual audit and was given an unqualified opinion. He noted there is a healthy fund balance of about \$485,369.00. In 2018, TIRZ spent \$265,822.00 and revenue was \$426,538.00.

{Mr. Brad Yates arrived at 3:02 p.m.}

Mr. Mike Lee asked what fund balance the city intends to maintain and Mr. Scott explained there is not one specific number but the current balance is good working capital.

Action:

Mr. Mike Lee moved to accept the TIRZ No. 1 Financial Report for year ended September 30, 2018. Mr. Dusty Autrey seconded, All Ayes.

4. Consider funding for landscaping at MKT Depot

Downtown Development Director Anita Brown requested funding for landscaping at MKT Depot in the amount of \$14,992.00. She explained the city received a quote from the city's current landscape maintenance contractor Lantana Lawn Care. The planting will replace the abandoned landscaping at the MKT Depot for the new tenant Fresh Market.

Mr. Dusty Autrey asked if the city received additional quotes and Ms. Brown noted the city did not receive additional quotes because Lantana currently has a contract with the city for maintenance and upkeep of city landscaping.

Vice Chairman Jason Smith asked for the square footage of landscaping and Ms. Brown noted she can get that information for him.

Mr. Lee inquired about the monthly lease agreement noting that it will take about a year of leasing to pay back the landscaping.

Action:

Vice Chairman Jason Smith moved to approve up to \$15,000 for landscaping at MKT Depot pending receipt and validation of two additional bids. Mr. Dusty Autrey seconded, All Ayes.

5. Consider funding contribution for rehabilitation of police station building at 216 N. College Street

City Manager Scott requested funding contribution, up to \$100,000.00, for rehabilitation of police station building at 216 N. College Street to shell out the existing building for a future tenant. He explained the city is considering one proposal for the building; however, the building still needs to be gutted regardless of the tenant. He noted the tenant will be responsible for the finish out of the building.

Mr. John Bailey presented a brief overview of his concept for steakhouse and live music venue at the location. He explained he has visited the site many times and the building is in good condition with work needed on the roof, interior wall demo, and HVAC consolidation. He noted he is willing to cover the cost for any work over the \$100,000.00 requested.

The board inquired about the lease agreement and Mr. Scott explained that they authorize the funding mechanism and City Council approves the lease agreement.

Action:

Mr. Coy Sevier moved to approve up to \$100,000 for rehabilitation of old police station building at 216 N. College Street. Vice Chairman Jason Smith seconded, All Ayes.

6. Public Comments

None

Tax Increment Reinvestment Zone No. 1

April 8, 2019

Page 3

7. Adjourn

There being no further business, the meeting adjourned at 3:46 p.m.

Respectfully submitted,

Amber Villarreal

Assistant City Secretary