

Tax Increment Reinvestment Zone No. 1  
January 8, 2020

A regular meeting of the Board of Directors of the Tax Increment Reinvestment Zone No. 1 was held on Wednesday, January 8, 2020 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 Dusty Autrey
Members Absent:	Mike Lee 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. Public Comments**

None

**3. Reorganize the board**

**Action:**

*Mr. Jason Smith moved to appoint Mr. David Hill as Chairman.*

*Mr. David Hill moved to appoint Mr. Jason Smith as Vice Chairman.*

**4. Approval of minutes of the Tax Increment Reinvestment Zone No. 1 meeting of September 9, 2019**

**Action:**

*Mr. Dusty Autrey moved to approve the minutes of the Tax Increment Reinvestment Zone No. 1 meeting of September 9, 2019. Mr. Coy Sevier seconded, All Ayes.*

**5. Consider funding for parking lot repair for Covenant Life Church at 423 N. College**

Mr. Jon Bell presented a bid from On-site Construction in the amount of \$94,540.00 for parking lot repair for Covenant Life Church at 423 N. College. He explained he requested bids from additional contractors but only received one response. He requested TIRZ funding to repair the sinkhole in their parking lot due to allowing community events and parades to utilize their parking lot.

City Manager Michael Scott explained the drainage flows from Marvin Street and continues to Singleton Plaza where it empties into the creek. He noted he encouraged the church to request funding from TIRZ since the sinkhole is on private property and a non-profit organization. He recommended authorizing an amount not to exceed \$100,000.00 to cover additional expenses not in the proposal. Mr. Scott noted TIRZ has supported private property improvements to other non-profits downtown.

Mr. Brad Yates inquired about a city easement on the property and Mr. Scott noted there is no easement. He noted previous contributions to other projects were a partnership with the owners and not totally covered by TIRZ funds.

Mr. Coy Sevier expressed concern with utilizing taxpayer money to repair private property. He noted previous money spent was on private properties that pay taxes and allows TIRZ to have a return on their investment.

Vice Chairman Jason Smith asked how often people utilize the parking lot and Mr. Bell noted bi-weekly. Mr. Smith expressed his support that the repair would benefit the church as well as the public who use the parking lot during events and parades.

Mr. Mike Phillips, 423 N. College, Waxahachie, representing Covenant Life Church, explained the water line that runs under the parking lot was enhanced by the city many years ago and believes that the failure of that line has been the cause of the sinkhole.

Mr. Dusty Autrey asked if this is a permanent solution for the problem and Mr. Scott noted this is to repair the problem at hand but long term the line will need to be re-routed. Mr. Scott noted the city has already engaged engineers to begin the project.

Mr. Scott explained the city has funding limitations that do not allow repairs on private property and that is why the request was presented to TIRZ.

Chairman Hill noted as long as water continues to flow through the line erosion will continue and expressed his support to fix the sinkhole now to prevent injury or further damage.

The board discussed joint funding participation, possibly obtaining a city easement, and consequences to funding now versus funding at the time the city reroutes the water line.

**Action:**

*Chairman David Hill moved to approve funding up to \$100,000.00 for parking lot repair for Covenant Life Church at 423 N. College. Mr. Dusty Autrey seconded, the vote was as follows: Ayes: David Hill, Jason Smith, and Dusty Autrey. Noes: Coy Sevier and Brad Yates.*

***The motion carried.***

**6. Consider funding for Walk of Fame Stars fabrication and installation**

Ms. Amy Borders, Director of Communications and Marketing, requested funding for the Downtown Waxahachie Walk of Fame Stars not to exceed \$6,200.00. She explained the stars will

be dedicated during the 2020 Crossroads of Texas Film and Music Festival April 23-26, 2020 and will be located in the 100 block of S. College Street near the Pocket Park.

**Action:**

*Mr. Coy Sevier moved to approve funding in the amount not to exceed \$6,200.00 for two Walk of Fame Stars fabrication and installation. Mr. Brad Yates seconded, All Ayes.*

**7. Adjourn**

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

Respectfully submitted,

Amber Villarreal  
Assistant City Secretary