

A G E N D A

A regular meeting of the Board of Directors of the Tax Increment Reinvestment Zone No. 1 to be held on ***Thursday, July 30, 2020*** at ***3:00 p.m.*** in the Council Chamber at City Hall, 401 S. Rogers, Waxahachie, Texas.

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

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. Approval of minutes of the Tax Increment Reinvestment Zone No. 1 meeting of June 25, 2020
4. Hear Financial Report for Tax Increment Reinvestment Zone No. 1
5. ***Consider*** request by Tony Rieper for funding assistance with property at 108 E. Franklin
6. Adjourn

The Board of Directors of the Tax Increment Reinvestment Zone No. 1 reserves the right to go into Executive Session on any posted item.

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) 309-4005 or (TDD) 1-800-RELAY TX

<p style="text-align: center;"><i>Notice of Potential Quorum</i> <i>One or more members of the Waxahachie City Council may be present at this meeting.</i> <i>No action will be taken by the City Council at this meeting.</i></p>

Tax Increment Reinvestment Zone No. 1
June 25, 2020

A regular meeting of the Board of Directors of the Tax Increment Reinvestment Zone No. 1 was held on Thursday, June 25, 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
Jane Vineyard
Dusty Autrey

Member Absent: Mike Lee

Others Present: Michael Scott, City Manager
Albert Lawrence, 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. Approval of minutes of the Tax Increment Reinvestment Zone No. 1 meeting of February 5, 2020

Action:

Mr. Coy Sevier moved to approve the minutes of the Tax Increment Reinvestment Zone No. 1 meeting of February 5, 2020. Ms. Jane Vineyard seconded, All Ayes.

4. Consider reimbursement of expenses for new sewer main at 217 E Main St.

Mr. Greg Nehib, Big Blue Truck, LLC, requested approval of expenses for new sewer main located at 217 E Main St. in the amount of \$21,000 which includes \$1,150 for engineering. He explained 217 E Main St. was renovated to house Shelby Symmetry. During renovations, the sewer main was scoped and found to be shared with 215 E Main and 213 E Main and had damage. Due to the location on a state highway, the sewer line repair required an engineered sewer plan and TxDOT traffic plan before installing the new city sewer main. The building was awarded Historic Designation from the Heritage Preservation Commission and is an asset to Downtown Waxahachie with the current revitalization.

The board expressed appreciation for the renovation of the building in Downtown Waxahachie and keeping it to historical standards.

Action:

Mr. Coy Sevier moved to approve reimbursement of expenses for new sewer main at 217 E Main St. in the amount of \$21,000.00. Mr. Dusty Autrey seconded, All Ayes.

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5. Adjourn

There being no further business, the meeting adjourned at 3:08 p.m.

Respectfully submitted,

Amber Villarreal
Assistant City Secretary

(5)

Tony Rieper
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Waxahachie, TX. 75165
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tonyrieper@gmail.com

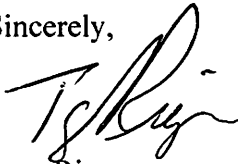
July 27, 2020

RE: The Breadhouse

Dr. TIRZ Members

I am writing this letter to request financial assistance to repair the exterior wall and roof of my building located at 108 E. Franklin St. Waxahachie, TX. My west side exterior wall faces the back of the Ellis County Museum. As I'm sure you are aware the museum is adding a walk way and elevator at the back of the building. There was a tree between the two buildings that the roots have grown into the brick wall of my building underground and the tree has pushed the wall in. The tree was cut down but the stump still remains. The stump is going to need to be removed to make way for the museum's renovations. The stump will need to be removed by hand and the brick wall needs to be repaired. I also have an old skylight that was closed in. The skylight faces the back of the museum and the rain comes down towards the back of the museum where the walk way is going to be. The museum has asked me to close in the skylight and re direct the run off water towards the back of my building. In the museum's plans, is a fence to be erected about six inches from my exterior wall to cover up the appearance of my wall. If granted assistance to do the repairs needed to my building there would be no need for a fence and the money could be used elsewhere. The wall can be used by the museum to paint a mural on, hang plants on or just leave natural. I feel like if the fence is built the space between my building and it will be a catch all for debris which will attract bugs, rodents and will probably smell. I feel that if TIRZ would help in this matter it would be a benefit to everyone involved. Please put this request on the agenda for the next TIRZ meeting. Attached is the scope of work, estimate and pictures. Thanking you in advance for your help with this matter!

Sincerely,



Tony Rieper

(5)

MAIN STREET REMODELING

INVOICE

DATE: JULY 18, 2020

FROM: BILLY EWING

TO: TONY RIEPER- THE BREAD HOUSE

Address: 108 E. Franklin St.

Waxahachie, Texas

DESCRIPTION	UNIT PRICE	TOTAL
Remove stump at back of building at damaged area of brick. Demo all brick necessary to footing. Supply brick mortar and labor as necessary for brick work. Taking in void in the center of the building at watershed.		
Install metal wall for brick support and roof in and seal off cavity above old skylight.		
Price includes all material and labor		
50% of total is due to help with cost of materials	Deposit	\$9,900.00
	SUBTOTAL	\$19,800.00
	TOTAL DUE	\$19800.00

Make all checks payable to Billy Ewing.
Thank you for your business!





