

Tax Increment Reinvestment Zone No. 1
July 30, 2020

A regular meeting of the Board of Directors of the Tax Increment Reinvestment Zone No. 1 was held on Thursday, July 30, 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
Brad Yates
Mike Lee
Jane Vineyard
Dusty Autrey

Member Absent: Coy Sevier

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 June 25, 2020

Action:

Mr. Dusty Autrey moved to approve the minutes of the Tax Increment Reinvestment Zone No. 1 meeting of June 25, 2020. Ms. Jane Vineyard seconded, All Ayes.

4. Hear Financial Report for Tax Increment Reinvestment Zone No. 1

City Manager Michael Scott reviewed the Financial Report noting the fund balance is just over half a million dollars noting the revenue for Tax Increment Reinvestment Zone No. 1 (TIRZ) has done well and is projected to continue to do well into the next fiscal year. He explained the board has \$150,000-\$180,000 to spend for debt service. He noted council is expected to reduce the tax rate by at least 2 cents on the Appraisal District's \$110 million dollar base value which is about \$700,000 for TIRZ minus \$180,000 for debt service for next fiscal year.

Mayor Hill confirmed that leaves about \$520,000 available for TIRZ and Mr. Scott concurred.

Mr. Dusty Autrey asked if TIRZ is required to keep a certain fund balance and Mr. Scott noted they are not but the debt service is required to cover obligations.

Mr. Brad Yates asked if there are future projects in the TIRZ district that would change the financial numbers and Mr. Scott noted there is future development planned within the TIRZ area that will add value to the appraisal roll.

5. Consider request by Tony Rieper for funding assistance with property at 108 E. Franklin

Mr. Tony Rieper requested funding assistance to repair the exterior wall and roof of his building located at 108 E. Franklin. He explained his west side exterior wall faces the back of the Ellis County Museum where the Museum is adding a walk way and elevator at the back of their building. He noted the tree that caused damaged to his brick wall was removed but the stump will need to be removed as well to allow for the walk way.

Mr. Yates asked if additional bids were sought and Mr. Rieper noted the bid presented was from the contractor who has been renovating the existing building.

Vice Chairman Jason Smith asked how much of the area is needed for the project and contractor Billy Ewing noted between 3,500-4,000 antique bricks will be needed to replace the wall. He explained a metal corner pole will need to be removed as well and the existing skylight will need to be closed in and the water run-off will need to be redirected to the back of the building as requested by the museum.

Mr. Mike Lee asked how long Mr. Rieper has owned the building and what business will be going in. Mr. Rieper noted he has owned the building for a few years and a deli is planned for the site.

Action:

Vice Chairman Jason Smith moved to approve the request by Tony Rieper for funding assistance with property at 108 E. Franklin not to exceed \$19,800.00. Mr. Dusty Autrey seconded, All Ayes.

6. Adjourn

Vice Chairman Smith explained this is his last meeting on the board and noted the downtown area has positively progressed so much in the last 12 years he has served.

Staff and board members thanked Mr. Smith for his service to the board and Waxahachie.

There being no further business, the meeting adjourned at 3:14 p.m.

Respectfully submitted,

Amber Villarreal
Assistant City Secretary