

Waxahachie Community Development Corporation  
September 14, 2021

A Work Session of the of the Waxahachie Community Development Corporation (WCDC) was held in the Council Conference Room at City Hall, 401 S. Rogers, Waxahachie, Texas on Tuesday, September 14, 2021 at 4:00 p.m.

Members Present: Daniel Morton, President  
Bob Lynn, Vice President  
Doug Barnes, Mayor  
Michael Scott, City Manager  
Judy Demoney  
Elizabeth Tull  
David McSpadden

Ex-Officio Amber Villarreal, City Secretary  
Members Present: Chad Tustison, Director of Finance  
Kevin Strength, President/CEO Chamber of Commerce

Others Present: April Ortiz, Civic Center Director  
Chris Seale, Horticulturist  
James Villarreal, Assistant Director Sports Complex  
Gumaro Martinez, Executive Director of Parks and Leisure Services  
Warren Kettelman, Senior Director Economic Development  
Darrell Phillips, Airport Manager

**1. Call to Order**

President Dan Morton called the meeting to order.

**2. Discussion of current needs and future direction and priorities of the WCDC**

The Board discussed options to utilize WCDC funds for current and/or future projects. The following projects were discussed:

- Upgrades at Sports Complex
- Upgrades at Civic Center
- Mid-Way Airport infrastructure
- Type A sales tax to fund investment sites
- Lake Parks Master Plan
- Ovilla Road water line
- Old Baylor hospital
- Midlothian/Waxahachie Hike and Bike Trail
- Golf course
- Skatepark

Mr. David McSpadden presented a plan for Airport Infrastructure Development. Airport Manager Darrell Phillips explained he is looking for confirmation from the City of Midlothian and City of Waxahachie that they are willing to participate in funding if the right project comes along.

City Manager Michael Scott explained the core responsibility of WCDC is to maintain the Civic Center and Sports Complex. He expressed his concerns with prematurely adding infrastructure on the site without having a tenant which may cause the wrong size and locations of water and sewer lines, etc. Mr. Scott noted he supports investing in projects that bring in revenue for the City.

Mr. Kevin Strength, President/CEO Chamber of Commerce, explained a needs assessment was done for the Civic Center and Sports Complex to aid the 5-year Capital Improvements Plan and Mr. Scott noted staff is still following that. Mr. Strength recommended obtaining the support of Council before moving forward.

Mayor Doug Barnes asked staff to review items that may need to be moved up on the 5-year plan.

Mr. Bob Lynn noted he thinks the plans for the Airport are great; however, he is concerned with perception that WCDC is fully invested with an official vote.

Ms. Elizabeth Tull noted she supports being prepared at the Airport for future tenants.

President Morton explained the Board will need to review the Board's finances. Mr. McSpadden explained it was noted in April there is approximately \$1.3 million available.

In conclusion, members of the Board noted they would attend the October Airport Board meeting to measure interest of funding infrastructure for future development at the Airport.

### **3. Adjourn**

There being no further business, the meeting adjourned at 5:17 p.m.

Respectfully submitted,

Amber Villarreal  
City Secretary