

Tax Increment Reinvestment Zone No. 1
February 15, 2023

A meeting of the Board of Directors of the Tax Increment Reinvestment Zone No. 1 (TIRZ) was held on Wednesday, February 15, 2023 at 3:00 p.m. in the Council Chamber at City Hall, 401 S. Rogers, Waxahachie, Texas.

Members Present: David Hill, Chairman
Brad Yates, Vice Chairman
Dusty Autrey
Brett Hess
Al Mack
Randy Vineyard

Member Absent: Brett Hess

Others Present: Michael Scott, City Manager
Anita Simpson, Downtown Development Director
Amber Villarreal, City Secretary

1. Call to Order

Mayor David Hill called the meeting to order.

2. Public Comments

None.

3. Reorganize the Board

Action:

Mr. Brad Yates moved to appoint Mayor David Hill as Chairman. Mr. Al Mack seconded, All Ayes.

Mayor David Hill moved to appoint Mr. Brad Yates as Vice Chairman. Mr. Al Mack seconded, All Ayes.

4. Approval of minutes of the Tax Increment Reinvestment Zone No. 1 meeting of March 16, 2022

Action:

Mr. Dusty Autrey moved to approve the minutes of the Tax Increment Reinvestment Zone No. 1 meeting of March 16, 2022. Mr. Brad Yates seconded, All Ayes.

5. Consider adoption of the Downtown Building Improvement Grant Program and authorize funding from the Tax Increment Reinvestment Zone No. 1 fund

City Manager Michael Scott welcomed new members and provided an overview of the Tax Increment Reinvestment Zone No.1 (TIRZ). He explained TIRZ was created in 2002 to assist with funding projects through cash funding or issuing debt service and must comply with specific state laws. Mr. Scott reported the fund balance was about \$1.168 million as of September 30, 2022. He

explained there are some ongoing financial obligations such as funding the downtown fire alarm program, contributions to beautification program, shared operating costs of Railyard Park with the Waxahachie Community Development Corporation, and debt service. The fund spent approximately \$328,000 last year and had a healthy cash flow which brought in over \$800,000 last year.

Anita Simpson, Downtown Development Director, explained one of the Community Transformation Strategies adopted by the Waxahachie Partnership, Inc (WPI) Board for 2021-2022 was to develop incentives/initiatives for vacant and underutilized downtown buildings. Staff researched other similar programs and constructed a program to incentivize downtown building owners to make buildings appealing, usable, and safe. Ms. Simpson reviewed the proposed Downtown Building Improvement Grant Program, including eligibility requirements, eligible projects, and the city financial participation. She explained the program would offer a total grant up to \$50,000 with a 50/50 match and cannot exceed 50% of the total eligible project cost. Ms. Simpson noted the program has been vetted by the WPI Board and also presented to City Council at their Work Session in January.

The Board discussed setting an annual limitation on grant funding disbursement, noting larger funding requests can be considered by TIRZ individually.

Action:

Mr. Dusty Autrey moved to adopt the Downtown Building Improvement Grant Program as presented and authorized funding for the program from the Tax Increment Reinvestment Zone No. 1 Fund not to exceed \$200,000 yearly. Mr. Brad Yates seconded, All Ayes.

6. Consider authorizing funding from the Tax Increment Reinvestment Zone No. 1 fund 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 \$7,700.00 to allow for unforeseen overages, although none are anticipated. She explained the stars will be dedicated during the 2023 Crossroads of Texas Film and Music Festival April 20-22, 2023 and will be located in the 100 block of S. College Street near the Pocket Park.

Action:

Mr. Dusty Autrey moved to authorize funding from the Tax Increment Reinvestment Zone No. 1 fund for Walk of Fame Stars fabrication and installation up to \$7,700. Mr. Al Mack seconded, All Ayes.

7. Consider authorizing funding from the Tax Increment Reinvestment Zone No. 1 fund for Downtown Rehabilitation Projects

Ms. Simpson requested funding for the following proposed rehabilitation projects downtown:

- Replace damaged railing on south side of building at 315 S. Rogers (\$11,000)
- Cleaning of the stone façade at Courthouse Pocket Park (\$6,000)
- Cleaning exterior and interior of parking garage (\$20,280)

- Replace damaged railing at Main Street and Rogers Street, modify tree grates at parking garage along Jackson Street, and add gates under stairwells at parking garage to assist with cleaning (11,000)
- Sand blast and repaint downtown railing and tables (\$60,307)

She explained the request also includes a 20% contingency to account for any unseen price changes or scope of work.

Mr. Dusty Autrey asked if some of the projects can be funded through the City's general fund. Ms. Simpson reported the general fund does pay for some improvements; however, larger projects are typically funded through TIRZ.

Mr. Scott explained the projects are within the scope of TIRZ and were listed in the FY 23 budget where City Council identified them as being funded through TIRZ.

Action:

*Mr. Brad Yates moved to approve funding from the TIRZ fund in the amount of \$130,905 for the projects as presented by staff, and authorize the City Manager to execute all documents as necessary. Mr. Al Mack seconded, **All Ayes.***

8. Adjourn

There being no further business, the meeting adjourned at 3:41 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary