

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, June 25, 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 February 5, 2020
4. **Consider** reimbursement of expenses for new sewer main at 217 E Main St.
5. 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

Notice of Potential Quorum
One or more members of the Waxahachie City Council may be present at this meeting.
No action will be taken by the City Council at this meeting.

Tax Increment Reinvestment Zone No. 1
February 5, 2020

A regular meeting of the Board of Directors of the Tax Increment Reinvestment Zone No. 1 was held on Wednesday, February 5, 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
Mike Lee
Jane Vineyard

Member Absent: Dusty Autrey

Others Present: Michael Scott, City Manager
Albert Lawrence, Assistant City Manager
Tommy Ludwig, Assistant City Manager
Lori Cartwright, City Secretary

1. Call to Order

Chairman David Hill called the meeting to order.

2. Public Comments

Downtown Development Director Anita Simpson presented the 2019 Downtown Revitalization Report. She stated she tracks the data every year noting there were fourteen new businesses opened, six businesses closed, three properties sold with a value of \$2,475,000, new construction (private) totaled \$1,480,111, rehabilitations totaled \$321,500, private sector reinvestment totaled \$4,276,611, and public sector reinvestment totaled \$2,563,965.

3. Approval of minutes of the Tax Increment Reinvestment Zone No. 1 meeting of January 8, 2020

Action:

Mr. Coy Sevier moved to approve the minutes of the Tax Increment Reinvestment Zone No. 1 meeting of January 8, 2020. Mr. Brad Yates seconded, All Ayes.

4. Consider funding for the Historical Freight Depot located at 421 S. College Street

Mr. Jim Phillips discussed the Historical Freight Depot building located at 421 S. College Street. He stated after the building was purchased, they sat down with the City and a collapsed sewer and water drainage system was identified noting the City allocated \$50,000 to redo drainage. Mr. Phillips stated the funding request is to assist with the foundation work. He explained the building currently sits about thirteen inches in the flood zone and the purpose of the request is to raise the building eighteen inches out of the flood zone and to allow it to be built on concrete foundation. The request is in the amount of \$138,484 for the footing and to raise the foundation. Mr. Phillips presented a rendering of the outcome of the building and noted the rehabilitation plans have been approved by the Historic Preservation Committee.

It was noted this project will enhance the value of the property and allow the TIRZ to recoup this investment over time. It will serve as a link between downtown Waxahachie and Railyard Park.

Action:

Mr. Coy Sevier moved to approve funding for the Historical Freight Depot located at 421 S. College Street in the amount of \$138,484.00 for foundation work. Vice Chairman Jason Smith seconded, All Ayes.

5. Consider funding to repair Glenn's Carpet property located at 301 N. College Street

Mr. David Smith, 905 West Main, Owner of Glenn's Carpet, requested funding to repair the parking lot at 301 N. College Street damaged by a drainage channel collapse.

The Board discussed the drainage channel issue noting there is no easement on the property. City Manager Michael Scott noted the city has engaged an engineering firm to assess the issue with water flow and diverting the water way.

Action:

Mr. Mike Lee moved to hold the request until the drainage channel issue is verified.

Mr. Mike Lee rescinded his motion.

Mr. Brad Yates moved to approve funding to repair Glenn's Carpet property located at 301 N. College Street not to exceed \$25,000.00. Mr. Mike Lee seconded, All Ayes.

6. Adjourn

There being no further business, the meeting adjourned at 3:30 p.m.

Respectfully submitted,

Clarice Crocker
Administrative Clerk

Big Blue Truck, LLC

217 E Main St. Renovation TIRS Request

Before Renovation

- 217 E Main St. was last used as a Furniture Storage Warehouse
- Brought in \$0 retail income and \$1,000/mo. in rental revenue
- Before that it was used for Metal Salvage
- Marked as "non-contributing" by HHM Survey due to facade alterations



After Renovation

- Building awarded Historic Designation from HPC.
- Shelby Symmetry has over 3x the workout space.
 - New Spin Room
 - New Training Room
 - New Office
 - Multiple Handicap Compliant Bathrooms
 - Outdoor Workout Area
- Full Building Remodel
 - which can be challenging on TX 287 Business



Building Interior

Front Weight Area



Front Area Entry



Rear Area Exit



Building Renovation Cost

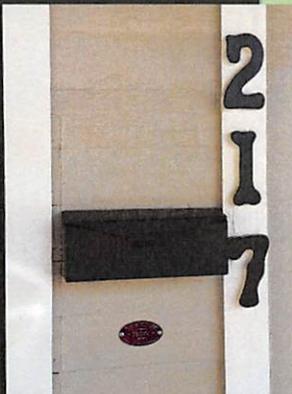
- High Level Descriptions:
 - Electrical \$ 8,100
 - Plumbing \$12,300
 - Engineering \$ 1,150
 - Framing/Trim/Doors/Windows/Permits/etc. \$ 11,490
 - Painting \$ 7,420
 - Heating and Cooling \$16,350
 - Concrete/Masonry \$ 2,280
 - Tenant Funded Build-Out \$ 30,340
 - Sewer Rebuild \$19,950

Total \$109,380



Contribution to Downtown

- Shelby Symmetry states 2019 Revenue was \$125K (old location) with 2 employees
- Shelby Symmetry estimates 2020 Revenue at \$200K
 - Attributed to approx. 3x the sqft. in their 217 E Main location
 - Includes adjustment for COVID impact
 - Added \$65K of new equipment
 - Employee count grew to 5
- Generates approx. 3x rental income, building goes net positive
- Shelby Symmetry estimates 2021 Revenue will go to \$300K
 - Employee count projected to grow to 10+
- All within Historic Downtown Waxahachie



Our Request to TIRS

- Sewer Main was scoped & found to be shared with 215 E Main and 213 E Main St.
- This would not be allowed today – and the line had damage.
- Due to the planned occupancy date, COVID and the project timeline, Big Blue Truck, LLC (building owner) contracted Circle H Contractors to:
 - Engineer new sewer plan and TxDOT traffic plan (TX 287 Business)
 - Install new City Sewer Main
 - Total cost = \$21,100 (19,950 install plus 1,150 engineering)
 - The “Right Thing To Do”
- **Big Blue Truck, LLC is seeking compensation of \$21,100** from TIRS to cover the unexpected cost of the new sewer main infrastructure.