

Economic Development Commission  
September 30, 2020

A meeting of the Economic Development Commission was held on Wednesday, September 30, 2020 at 11:30 a.m. in the City Council Conference Room, 401 South Rogers, Waxahachie, Texas.

Members Present: Dr. Mackey Morgan, President  
David Hill, Mayor  
Mary Lou Shipley, Mayor Pro Tem  
Rick Keeler

Member Absent: Rhyan Phillips

Ex-officio Michael Scott, City Manager  
Members Present:

Ex-officio Dr. Bonny Cain, WISD Superintendent  
Members Absent: WISD Board Trustee

Others Present: Albert Lawrence, Assistant City Manager  
Lori Cartwright, City Secretary  
Warren Kettelman, Senior Economic Development Director  
Kassandra Carroll, Economic Development Coordinator

**1. Call to Order**

President Dr. Mackey Morgan called the meeting to order.

**2. Public Comments**

None

**3. Reorganize the Board**

**Action:**

*Mayor Pro Tem Mary Lou Shipley moved to nominate Dr. Mackey Morgan as President. Mr. Rick Keeler seconded, All Ayes.*

*President Dr. Mackey Morgan moved to nominate Mr. Rick Keeler as Vice President. Mayor Pro Tem Mary Lou Shipley seconded, All Ayes.*

**4. Approve minutes of the Economic Development Commission meetings of October 1, 2019 and April 17, 2020**

**Action:**

*Vice President Rick Keeler moved to approve the minutes of the Economic Development Commission meetings of October 1, 2019 and April 17, 2020. Mayor Pro Tem Mary Lou Shipley seconded, All Ayes.*

Assistant City Manager Albert Lawrence updated the Commission on changes from the last legislative update and explained the new requirements for notifications and process of holding public hearings and how to follow the process for a reinvestment zone and tax abatement.

**5. Consider tax abatement incentives for Nutrenare-AG for a proposed expansion at their current facility and take any necessary action**

Mr. Warren Kettelman, Senior Economic Development Director, reported the planned expansion has a total investment of \$5.1 million and 12 new jobs. He recommended the project receive a City of Waxahachie tax abatement in the amount of 50% real and personal property value for 5 years.

Mr. Kevin Foral, Nutrenare-AG's representative, presented their expansion plan.

**Action:**

*Vice President Rick Keeler moved to recommend to City Council to establish a Reinvestment Zone and approve Tax Abatement incentives to Nutrenare-AG as presented. Mayor Pro Tem Mary Lou Shipley seconded, All Ayes.*

**6. Consider tax abatement incentives for Timco Logistics Systems for a proposed expansion at their current facility and take any necessary action**

Mr. Kettelman reported the expansion, to include renovations, is valued at \$6,950,000 with 15 new jobs and the relocation of an additional 18 employees. He recommended the project receive a City of Waxahachie tax abatement in the amount of 50% of real property value for 5 years.

Mr. John Dagg, Timco Logistics Systems, presented their expansion plan.

**Action:**

*Vice President Rick Keeler moved to recommend to City Council to establish a Reinvestment Zone and approve Tax Abatement incentives to Timco Logistics Systems as presented. Mayor David Hill seconded, All Ayes.*

**7. Consider tax abatement incentives for Kinro Texas for a proposed expansion at their current facility and take any necessary action**

Mr. Kettelman reported the expansion has a total investment of \$18 million and 151 new jobs. He recommended the project receive a City of Waxahachie tax abatement in the amount of 60% real and personal property value for 7 years.

Mr. Clark Mitchell, Kinro Texas, presented their expansion plan.

**Action:**

*Mayor David Hill moved to recommend to City Council to establish a Reinvestment Zone and approve Tax Abatement incentives to Kinro Texas as presented. Mayor Pro Tem Mary Lou Shipley seconded, All Ayes.*

**8. Adjourn**

*There being no further business, Mr. Rick Keeler moved the meeting adjourned at 12:22 p.m. Mayor David Hill seconded, All Ayes.*

Respectfully submitted,

Lori Cartwright  
City Secretary