

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, February 15, 2018 at 4:00 p.m.* in the Council Chamber at City Hall, 401 S. Rogers, Waxahachie, Texas.

Members: Mark Singleton, Chairman
 Jason Smith, Vice Chairman
 Coy Sevier
 Brad Yates
 Mike Lee
 Jane Vineyard
 Dusty Autrey

1. Call to Order
2. Approval of minutes of the Tax Increment Reinvestment Zone No. 1 meeting of November 29, 2017
3. Presentation of Texas Downtown Association “Best Marketing Campaign” Award
4. Consider funding of 2018 Downtown Waxahachie Walk of Fame Stones
5. Citizens’ Petitions and Requests
6. Adjourn

The Board of Directors of the Tax Increment Reinvestment Zone No. 1 and Waxahachie Partnership, Inc. 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

A regular meeting of the Board of Directors of the Tax Increment Reinvestment Zone No. 1 was held on Wednesday, November 29, 2017 at 9:00 a.m. in the Council Chamber at City Hall, 401 S. Rogers, Waxahachie, Texas.

Members Present: Mark Singleton, Chairman
Jason Smith, Vice Chairman
Coy Sevier
Brad Yates
Mike Lee
Jane Vineyard
Dusty Autrey

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

1. Call to Order

Chairman Mark Singleton called the meeting to order.

2. Approval of minutes of the Tax Increment Reinvestment Zone No. 1 meeting of May 10, 2017

Action:

Mr. Coy Sevier moved to approve the minutes of the Tax Increment Reinvestment Zone No. 1 meeting of May 10, 2017. Mr. Dusty Autrey seconded, All Ayes.

3. Hear Financial Report for TIRZ No. 1

City Manager Michael Scott presented the Financial Report for TIRZ No. 1 for fiscal year end September 30, 2017 reporting a fund balance of \$585,754. He reported the tax roll has increased 16% over last year and the board has designated approximately \$125,000 to be spent for the year. Maintenance of downtown including restroom repairs and fire alarm monitoring in the buildings is ongoing. He explained without other commitments after the next tax collection, the fund should have a balance of about \$900,000. A \$1.5 million debt balance is continually being paid down.

Chairman Singleton inquired about the debt capacity. Mr. Scott explained it is the board's discretion of how much debt they want to issues. Currently debt is issued at about \$70,000 per every million dollars of debt. Chairman Singleton noted the city can build economic prosperity by investing in the downtown area.

Mr. Brad Yates asked about the yearly expenses and Mr. Scott noted half of the horticulturist's salary, fire alarm monitoring through Bat Security, and the bonds are paid from the TIRZ funds, which totals about \$200,000 for the year.

Action:

(2)

Mr. Mike Lee moved to accept the Financial Report as presented. Ms. Jane Vineyard seconded, All Ayes.

4. Discuss downtown infrastructure improvements and take any necessary action

Downtown Development Director Anita Brown discussed downtown infrastructure improvements stating in July 2016 the board appropriated up to \$100,000 for tables on the east side of the square under the shaded area, resurfacing of the parking lot behind the renovated buildings on Franklin Street, and downtown alley rehabilitations. To date \$26,920 of those funds have been spent leaving a remaining balance of \$73,080. She explained the alley behind the buildings on the north side of the square is in the most need of rehabilitation and the projected cost for the project is in excess of \$100,000 and that does not include the engineering fees of \$26,500. With the alley repair only being an aesthetic improvement, she recommended using the remaining funds for a project with a greater return on investment in the Central Business District. Ms. Brown reported Waxahachie Partnership, Inc. has discussed a collaborative waste gathering program and noted she has reached out to the Dove's Nest and Southwest Solutions about putting in a dumpster enclosure between their properties for the dumpster that services the buildings on Franklin Street which currently just sits on the parking lot between the two businesses. If done, this would serve as a pilot for the program that Waxahachie Partnership would like to develop.

Ms. Brown reported she obtained a \$1,500 matching grant at the Texas Downtown Association Conference to put towards the first piece of public art downtown.

Action:

Mr. Mike Lee moved to pilot the dumpster enclosure concept downtown and approve funds not to exceed \$10,000 for the construction. Vice Chairman Jason Smith seconded, All Ayes.

5. Consider bid for installation of sprinklers for the Chautauqua building

Ms. Brown reported the city has been working with Architexas on designing a fire suppression system to protect the historic Chautauqua Auditorium. Two bids were received and after review for completeness, accuracy, and checking the bidder's references, Architexas recommended Phoenix I Restoration and Construction.

Mr. Scott recommended using the fund balance to pay for the for the fire suppression system and not use the bond capacity.

Mr. Lee inquired about future renovations and needs for the building. Parks and Recreation Director John Smith noted there are regular upkeep items that are needed but none of which will require the use of TIRZ funds. The improvements for lighting will be done through the general budget approved by city council.

Action:

Mr. Coy Sevier moved to award the bid to Phoenix I Restoration in the total amount of \$226,800.00 for the Chautauqua building using the fund balance. Mr. Dusty Autrey seconded, All Ayes.

6. Hear request for funds to support the Amphitheater project and take any necessary

(2)

action

Mr. Scott explained the Waxahachie Community Development Corporation (WCDC) has been working on the Amphitheater project. Essentially the total cost for the project is \$3 million and WCDC is requesting \$1 million in funding from the TIRZ board. He expressed his support for the project.

Chairman Singleton stated the city, TIRZ, and WCDC can call work together to improve the community which in turn improves economic development and property values.

Mr. Jim Phillips thanked Leadership Waxahachie for this project idea. He noted WCDC has already funded \$400,000 in engineering fees and \$12,000 for the drawings. Mr. Phillips explained the proposed 800 person Amphitheater will include a splash pad, picnic tables, playground equipment area, plaza area designed for wedding venue, and overflow to the Farmers Market. He presented the following cost for the project:

Amphitheater/Park	\$2,167,849
Downtown Bathrooms	\$150,000
Trestle Repurposing	\$220,000
Musical Instrument Park	\$30,000
Contingencies	\$400,177

He noted TIRZ funding for 1/3 of the yearly maintenance fee (about \$20,000) will also be requested in the future.

The board expressed concern with the location because it is in a flood area, the maintenance and management of the facility, and the technical engineering for sound and lighting.

Mr. John Sanders, WCDC President, explained the plan at this time is to utilize city staff at the Civic Center, Convention and Visitors Bureau, Parks and Recreation Department, and Downtown Development. He doesn't foresee hiring additional staff. He noted parking will need to be addressed in the future. Mr. Scott explained the staff structure hasn't been designed yet, but he does commit city staff to this project. Staff at Halff and Associates confirmed they are addressing all technical aspects, including lighting and sound experts, and noted everything was designed with water in mind because of the flood zone.

Chairman Singleton noted consistency is needed and staff roles need to be clearly identified.

Mr. Phillips reiterated this is tax payer money and there needs to be economic drivers and amenities to attract people to Waxahachie.

Mr. Scott explained if the board commits to funding, the city will go to market for the bonds and they will be brought back to TIRZ for approval.

Ms. Amy Hedtke, 106 Vanderbilt, voiced her concern with the Amphitheater project and possible rise in property values and asked the board to take more time to consider their decision.

(2)

Action:

After a lengthy discussion, Mr. Coy Sevier moved to approve funds in the amount of \$1,000,000 bonds plus 1/3 of the ongoing yearly maintenance cost for the Amphitheater project. Mr. Dusty Autrey seconded, All Ayes.

7. Citizens' Petitions and Requests

Ms. Brown referenced the "thank you" letters in the agenda packet from the downtown merchants who participated in the Destination BootCamp in Colorado this past summer.

Mr. Sanders & Mr. Phillips thanked the board for their Amphitheater support.

8. Adjourn

There being no further business, Mr. Mike Lee moved the meeting adjourn at 10:35 a.m. Ms. Jane Vineyard seconded, All Ayes.

Respectfully submitted,

Amber Villarreal
Assistant City Secretary

(4)



Memorandum

To: TIRZ Board

From: Amy Borders

Thru: Michael Scott, City Manager

A handwritten signature in black ink, appearing to be "MS", is written over the name "Michael Scott" in the "Thru" line.

Date: February 12, 2018

Re: Waxahachie Walk of Fame Stones and Installation

This memo serves as a request to the TIRZ Board for funding of three (3) granite stones to be added to the Waxahachie Walk of Fame in Downtown. These stones will honor the 2018 honorees: Jim Bynum, Mike O'Daniel, and Dale Evans.

Pending approval of this request, the stones will be installed in late March or early April, and will be dedicated during the 2018 Crossroads of Texas Film and Music Festival on April 21, 2018. This is the fifth year that the festival has added honorees to the Walk of Fame during the annual event. The location of these stones will be in the 100 block of West Main, (near Happy's Furniture), and will finish out the block.

The total cost is \$7400 (\$3450 for the granite stars and \$3950 for installation). I would like to request funds not to exceed \$8000 (for unforeseen needs during construction). The TIRZ has funded this project at amounts in line with the above requested figure for the last three years. Thank you for your consideration.

(4)



Giles Monument Co., Inc.

2001 West 287 Business

Waxahachie, TX, 75165

Phone: (972) 938-2404 or (972) 937-6171

Fax: (972) 923-0250

Email: gilesmonument@ectisp.net

December 8, 2017

RE: WALK OF FAME PLAQUES

The balance due for 3 Walk of Fame plaques will be as follows:

3 plaques @ \$1,150.00 each **\$3,450.00**

Thank you

Giles Monument Company

2001 W. Hwy 287 Business

Waxahachie, TX 75165

972-938-2404



(4)

December 14, 2017

City of Waxahachie

Attn: Amy

RE: Waxahachie Walk of Fame

Scope of Work

**Saw cut & Demo 28" x 28" x 4" Thick Concrete Total of 3
Pour Back Concrete for Base area for Granite
Install Brick around Perimeter of Granite & Mortar Joints
Barricades Included
All Materials, Labor and Supervision Included**

Total \$3,950.00

Exclusions

Permits, Testing, Engineering, Bonds, Utilities, Colored or Stamped Concrete, Granite

Note: This bid is good for 30 days.

Thank you,

**Rusty Scott
(214) 243-7461
Rusty@onsitecc.net**