

A meeting of the Economic Development Commission was held on Monday, June 18, 2018, at 9:00 a.m. in the City Council Conference Room, 401 South Rogers, Waxahachie, Texas.

Members Present: Mackey Morgan, President
David Hill, Mayor Pro Tem
Mary Lou Shipley, Councilmember

Ex-officio
Member Present: Michael Scott, City Manager

Others Present: Doug Barnes, Director of Economic Development
Albert Lawrence, Assistant City Manager
Lori Cartwright, City Secretary

1. Call to Order

President Mackey Morgan called the meeting to order and gave the invocation.

2. Approve minutes of the Economic Development Commission meeting of April 20, 2015

Action:

Councilmember Mary Lou Shipley moved to approve the minutes of the Economic Development Commission meeting of April 20, 2015. Mayor Pro Tem David Hill seconded, All Ayes.

3. Discuss incentives for Buc-ee's and take any necessary action

Mr. Doug Barnes, Director of Economic Development, reported Buc-ee's LTD has been looking at Waxahachie for their travel center. He noted they have a contract on the property located at Butcher Road and IH-35 being 58 acres and explained they propose to build a travel center on 18 acres and use the other acreage for future expansion. Mr. Barnes reported TxDOT will upgrade the Butcher Road Bridge with a completion date of two years; therefore, the timeframe for Buc-ee's is 2020 or 2021 to open. There will be a north and south frontage road exit and Buc-ee's will build a four lane road that will go to the west.

Mr. Barnes reviewed proposed terms of a Chapter 380 Development Agreement to include: Term of 10 years; Buc-ee's will develop the property into a Travel Center of approximately 53,000 square feet, construct property improvements with an approximate cost of \$25,000,000, and employee approximately 150 full time employees at the Travel Center with an average wage of \$13.00 to \$14.00 per hour.

Buc-ee's request for the city includes: provide an incentive in the amount of 70% of the municipal sales tax created by Buc-ee's during each calendar year of the agreement; The payment of the incentive will be performance based as set forth more specifically in the Agreement; Reimburse up to \$500,000 of Impact Fees to Buc-ee's; and reimburse up to \$500,000 of construction costs of the Butcher Road expansion.

Mr. Barnes reported the proposed Development Agreement was developed based on an estimate of annual taxable sales of \$28,000,000. The City's share of additional annual sales tax will be \$28,000 during the agreement and \$420,000 annually thereafter. The Waxahachie Community Development Corporation will receive an estimated \$140,000 per year from their half-cent portion of sales tax. The City Ad Valorem revenues on the improvements will be approximately \$170,000 per year. Mr. Barnes stated the subject property is currently under agriculture exemption with annual City receipts of approximately \$147.00. Pertaining to the Butcher Road project, Mr. Barnes recommended, in road construction, a grant of one-half million dollars to assist with construction and rebating city fees back to Buc-ee's up to one-half million dollars.

City Manager Michael Scott stated it is a reasonable package and Buc-ee's is responsive to this after much negotiating.

Action:

After further discussion, Councilmember Mary Lou Shipley moved to recommend a Resolution with attached Chapter 380 Agreement incorporating the terms of incentives for City Council consideration as presented. Mayor Pro Tem David Hill seconded, All Ayes.

4. Adjourn

There being no further business, the meeting adjourned at 9:22 a.m.

Respectfully submitted,

Lori Cartwright
City Secretary