

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 **Wednesday, March 16, 2022 at 3:00 p.m.** in the Council Chamber at City Hall, 401 S. Rogers, Waxahachie, Texas.

Members: Doug Barnes
 Coy Sevier
 Brad Yates
 Dusty Autrey
 Ron Ansell
 Chris Wright
 Patrick Souter

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. Introduction to the Tax Increment Reinvestment Zone No. 1
4. Reorganize the Board
5. Approval of minutes of the Tax Increment Reinvestment Zone No. 1 meeting of February 23, 2021
6. Hear financial update
7. Consider funding for Farmers Market improvements
8. Consider funding for Downtown Parking Garage improvements
9. 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) 309-4006 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 23, 2021

A regular meeting of the Board of Directors of the Tax Increment Reinvestment Zone No. 1 was held on Tuesday, February 23, 2021 at 4:00 p.m. in the Council Chamber at City Hall, 401 S. Rogers, Waxahachie, Texas.

- Members Present: David Hill, Chairman
Brad Yates, Vice Chairman
Mike Lee
Dusty Autrey
Ron Ansell
- Members Absent: Coy Sevier
Jane Vineyard
- Others Present: Michael Scott, City Manager
Albert Lawrence, Assistant City Manager
Amber Villarreal, Assistant City Secretary

1. Call to Order

Chairman David Hill called the meeting to order.

2. Public Comments

None

3. Re-organize the Board

Action:

Mr. Brad Yates moved to appoint David Hill as Chairman. Mr. Mike Lee seconded, All Ayes.

Mr. Mike Lee moved to appoint Brad Yates as Vice Chairman. Mr. Dusty Autrey seconded, All Ayes.

4. Approval of minutes of the Tax Increment Reinvestment Zone No. 1 meeting of July 30, 2020

Action:

Mr. Dusty Autrey moved to approve the minutes of the Tax Increment Reinvestment Zone No. 1 meeting of July 30, 2020. Mr. Mike Lee seconded, All Ayes.

5. Consider funding for Ellis County Museum capital campaign/restoration project

Mr. David Hudgins presented a request for funding for bathroom restoration at the Ellis County Museum in the amount of \$104,878.00. He explained the restoration project of the museum is to preserve and utilize the entire building. He noted there are two bathrooms on the 2nd and 3rd floors and one bathroom and breakroom on the first floor. The project is bringing in an elevator and new water line to add a sprinkler system to the building.

Mr. Mike Lee inquired about the total cost of the project and Mr. Hudgins noted the total is \$2.1 million and about \$1.5 million was raised pre-COVID.

Mr. Dusty Autrey inquired about current financials for TIRZ. City Manager Michael Scott noted the certified roll is about \$111 million which equals to approximately \$700,000 of TIRZ money available once all taxes are collected. He explained there is \$180,000 of debt service and the fund is partially committed to Beautification leaving the current balance of \$630,000. He noted the city has budgeted \$100,000 from the General Fund for renovations at the museum.

Action:

Mr. Mike Lee moved to approve funding for Ellis County Museum capital campaign/restoration project in the amount of \$105,000.00. Mr. Dusty Autrey seconded, All Ayes.

6. Consider funding for conversion of former ag barn to new home for Farmers Market

Downtown Development Director Anita Simpson presented a request for funding for conversion of former ag barn to new home for Farmers Market. She explained the current location of the Farmers Market will be torn down to build the new City Hall Annex. She explained Colonial Restoration explored different options to renovate the site. Ms. Simpson noted due to COVID, last season's Farmers Market was only able to allow 14 vendors and the new location will allow for over 40 vendors with proper social distancing.

Mr. Ron Ansell inquired about access to the Hike and Bike Trail and a sidewalk to the restrooms. Ms. Simpson noted there will be access to the Hike and Bike Trail but there is currently no plan to add a sidewalk to the restrooms although that is an option in the future.

Mayor Hill inquired about the renovation process and Mr. Brad Yates noted it will take about three weeks to complete. Mayor Hill also noted the property is restricted to certain uses and Mr. Scott explained legal counsel was consulted and this use is in compliance.

Action:

Mr. Ron Ansell moved to approve funding for conversion of former ag barn to new home for Farmers Market in the amount of \$64,238.88. Mr. Dusty Autrey seconded, the vote was as follows: Ayes: David Hill, Mike Lee, Dusty Autrey, and Ron Ansell. Noes: None. Abstain: Brad Yates.

The motion carried.

7. Adjourn

There being no further business, the meeting adjourned at 4:27 p.m.

Respectfully submitted,

Amber Villarreal
Assistant City Secretary

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TIRZ Financial Standing
March 10, 2022

2021 Certified Tax Rolls

Tax Increment Finance Value:	\$137,873,842.00
Tax Increment Finance Levy:	\$ 909,967.36

Fund Balance as of 3/10/2022	\$ 1,714,445.12
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Annual Financial Commitments:

Debt Service, FY 2021

Bonds	\$ 89,461.00
Interest	<u>\$ 67,601.00</u>
	\$ 157,062.00

Beautification	\$ 50,000.00
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Downtown Fire Alarm & Monitoring, FY 2021	\$ 11,181.92
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Utilities	\$ 5,000.00
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Approximate Expenses for annual commitments:	\$ 223,243.92
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2021 Projects Funded and fully paid:

Ellis County Museum	\$ 104,878.00
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Farmers Market	\$ 64,238.88
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Final payment, 421 S. College	\$ 16,384.00
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Miscellaneous repairs and expenses, FY 2021	\$ 13,262.80
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HVAC at MKT Depot	
Plumbing at downtown restrooms/Pocket Park	
Fire suppression at PD	
Walk of Fame Stars	
Elevator repair/maintenance at parking garage	



Memorandum

To: Tax Increment Reinvestment Zone No. 1 Board
From: Gumaro Martinez, Executive Director of Parks & Leisure Services
Thru: Michael Scott, City Manager
Date: March 10, 2022
Re: Approve Funding for Parking Garage and Farmers Market Improvements

Item Description: Consider funding the improvements for the city parking garage and the Farmers Market.

Item Summary: The city parking garage is now over 10 years old and in need of some upgrades and repairs. The parking garage is an asset for downtown businesses and provides parking availability for the many events held throughout the year. The recommended improvements include upgrading lighting to LED fixtures, a new camera surveillance system, refreshing and updating signage, restriping the parking spaces, and servicing of the A/C units in the IT and elevator room. The total cost of the parking garage improvements is \$126,242.89.

The new location for the Farmers Markets has served the vendors and customers well. Last year's season was the best revenue producing season with total sales surpassing the \$250,000 mark. However, there are some much needed improvements that would help with the usability and accessibility to the new location. Staff recommends adding a thermal/moisture barrier to the roof and adding commercial grade ceiling fans to help manage the heat during the summer months. Staff also recommends adding a concrete, two-space handicap parking area with sidewalk connection to the entrances on the building. Additionally, an 8ft-wide sidewalk connection to the new Dog Park sidewalk would provide accessibility to the newly constructed parking lot and existing restrooms. The total cost of the Farmers Market improvements is \$97,167.50.

Staff Recommendation: Staff recommends approving the expenditures for the parking garage and Farmers Market improvements totaling \$223,410.39 and also approving a 10% contingency of \$22,341.04 to account for any unforeseen price escalations or additional scope of work. The grand total would be \$245,751.43 that would be funded through the TIRZ.

Fiscal Impact: The TIRZ fund has a sufficient fund balance to cover the improvements recommended by staff.