



DOWNTOWN INCENTIVE PROGRAMS

To encourage revitalization, the City of Waxahachie offers incentives for development in Downtown. The incentives are part of an overall strategy to leverage investment, lower the cost of doing business and level the playing field for businesses and property owners choosing to invest in their properties.

*Downtown Waxahachie has been designated as a Historic Overlay District.
All projects within the District must be reviewed by the Heritage Preservation Commission.*

Historic Tax Exemptions

The City of Waxahachie provides a tax exemption for historic properties approved by the Heritage Preservation Commission. This exemption amounts to 25% of the city portion of assessed property taxes up to \$25,000. The exemption must be applied for annually. As the Central Business District (CBD) is listed on the National Register, most properties in the downtown area are eligible to receive this exemption.

The City of Waxahachie provides a reinvestment tax incentive for historic property owners that can help with the cost of renovation or rehabilitation of a historic building. If a property owner completes work that has been pre-approved by the Heritage Preservation Commission in any calendar year that

amounts to at least \$1,250, that property owner is eligible to receive a 50% reduction in the city's portion of their property taxes. This incentive is applied after all other exemptions are taken. There is no limit to the number of years a property owner can apply for the exemption, so projects can be phased in so the exemption may be received for several years. For commercial property owners, this exemption can cover the following renovations and rehabilitations:

- Mechanical
- Plumbing
- Electrical
- Structural
- Interior/exterior repairs and improvements.

Depending on the size and scope of the project, federal tax credits are also available to help fund renovation/rehabilitation projects. A federal tax credit worth 20% of the eligible rehabilitation costs is available for buildings listed in the National Register of Historic Places. Downtown Waxahachie is a National Register District and most of the properties within that area are considered to be "contributors" and would be eligible for this credit.

The tax credit is available only for income-producing properties. For example, office, retail, hotel and apartments are eligible. If Federal tax credits are sought, the project plans must be pre-approved by the State Historic Preservation Officer (SHPO). Members of the Heritage Preservation Commission have worked on projects of this type and would be happy to consult with you on your future project.

Fire Monitoring Program

The city council has authorized funds from the Tax Increment Reinvestment Zone (TIRZ) to install fire monitoring systems downtown. Under this program, the City of Waxahachie pays for:

- Fire Alarm Control Panel
- Phone lines
- Monthly monitoring fee

Building owners are responsible for:

- System and monitors in their building
- Wiring running from their building to the Fire Alarm Control Panel

Building owners may use any licensed alarm company they choose. The city has contracted with BAT Security for the

ongoing monitoring service. For more information about this program please contact:

Dennis Crecelius
Waxahachie Fire Marshal
469-309-4203



For more information contact Anita Williamson with the City of Waxahachie at 469-309-4111

Development Incentives

The city has adopted many regulatory incentives and ordinances to encourage downtown development.

- No off street parking is required regardless of occupancy for any existing building.
- Residences are encouraged in upper stories and allowed on ground floors.
- No impact fees are assessed on up to 8,000 sq. ft. for commercial or multi-family developments.
- There is a 3-story height limit in the Central Business District.
- Up to 95% of lot may be covered.
- Where sidewalks are sufficiently wide, the city permits outside dining under a license agreement with the restaurant.

Any other impediment to a development project can be reviewed on a case-by-case basis and waivers may be granted. For more information on these incentives, contact:

Clyde Melieck
Director of Planning
469-309-4291

Facade Grant Program

Historic Waxahachie, Inc. has recently adopted a façade grant program that offers a grant of up to \$5,000.00 to property owners in the Historic Overlay District for façade improvements. The Heritage Preservation Commission must approve all design plans before work begins to be

eligible for this grant. However, there are no matching funds required. For more information on this grant program contact Historic Waxahachie, Inc. or

Anita Williamson
Director of Downtown Development
469-309-4111

TIRZ Financing Program

Downtown Waxahachie is part of the Tax Increment Reinvestment Zone #1. This is a special district to reinvest added tax revenue from new development back into the area where originated. The goal is to stimulate new private investment and increase real estate values. Many expenses related to redevelopment can be eligible to receive funding from the TIRZ.

Past TIRZ projects include:

- Restoration of the MKT Depot
- Conversion of the former lumber yard to the new Farmers Market
- Renovations of sidewalks to conform to ADA standards
- Brick pavers and antique street lighting

Chapter 380 Agreements

The City of Waxahachie has approved the use of Chapter 380 agreements to promote economic development such as commercial and retail projects. Chapter 380 of the Local Government Code gives municipalities the authority to make grants and loans of funds or services to further economic development. This authority, combined with associated tax increment financing, provides a wide array of tools.

Some examples of the proper use of Chapter 380 incentives include:

- Grants of property
- Improvements
- Cash reimbursements
- Fee and permit waivers
- Rent subsidies
- Use of municipal personnel, facilities and supplies
- Infrastructure

