

STATE OF TEXAS §
COUNTIES OF POTTER §
AND RANDALL §
CITY OF AMARILLO §

On the 14th day of December, 2017, the Tax Increment Reinvestment Zone Board met in a regularly scheduled meeting at 12:00 PM, in Room 306 of City Hall, at 509 E. 7th Street, Amarillo, Texas with the following members present:

| Voting Members | Present | Meetings Held | Meetings Attended |
|---|---------|---------------|-------------------|
| Scott Bentley, Chairman, City of Amarillo | Yes | 45 | 44 |
| , City of Amarillo | | | |
| Dr. David Woodburn, Amarillo College | Yes | 44 | 31 |
| Dean Frigo, Amarillo Hospital District | Yes | 4 | 4 |
| Scott Flow, Amarillo Independent School District | Yes | 14 | 12 |
| Kimberly Warminski, Panhandle Groundwater Conservation Dist | Yes | 8 | 8 |
| Tad Fowler, Potter County | Yes | 2 | 1 |
| Leon Church, Vice-Chairman, Potter County | Yes | 20 | 19 |
| Judge Thomas Jones, Potter County | Yes | 20 | 13 |
| Joseph Peterson, Jr., City of Amarillo | Yes | 9 | 9 |

Staff Present:

Michelle Bonner, Deputy City Manager; Bryan McWilliams, Deputy City Attorney; Andrew Freeman, Economic Development Manager; Jan Sanders, Assistant City Secretary

Chairman Bentley opened the meeting at 12:13 PM, established a quorum and conducted the consideration of the following items listed below.

ITEM 1 Approve the minutes of the meeting of August 17, 2017.

Chairman Bentley asked for corrections, deletions or changes to the minutes of August 17, 2017. Motion was made by Mr. Flow, seconded by Dr. Woodburn, to approve the minutes as submitted. Motion passed unanimously.

ITEM 2 Discussion and recognition of incoming and outgoing board members, and new staff liaison for TIRZ #1.

Chairman Bentley asked for each board member and city staff, to introduce themselves as there are several new members. Mr. Freeman advised Austin Sharp will replace Jason Herrick as the City of Amarillo representative. Mr. Sharp's term will begin in January.

ITEM 3 Elect Tax Increment Reinvestment Zone #1 Board of Directors Vice Chairman.

Motion was made by Chairman Bentley, seconded by Mr. Flow, to nominate Leon Church, as the Vice Chairman. Motion passed unanimously.

ITEM 4 Consideration of Center City TIRZ #1 Investment Policy.

Ms. Bonner presented the Investment Policy advising the Policy is regulated by the Texas Public Funds Investment Act, and only minor changes had been made in accordance with state law. Two statutory verifications were mentioned whereby any investment business for the City shall verify that the business does not boycott Israel doing business, and the City shall not enter into a governmental contract with a company that is identified as a company doing business with a foreign terrorist organization. Motion was made by Dr. Woodburn, seconded by Mr. Church, to approve the revised TIRZ #2 Investment Policy as presented. Motion passed unanimously.

Chairman Bentley asked Mr. McWilliams, to begin the executive session. Mr. McWilliams announced an executive session, at 12:25 PM.

EXECUTIVE SESSION

Board may convene in Executive Session to receive reports on or discuss any regular meeting items under the following exceptions to the Open Meetings Act:

- (1) Sec. 551.071 – Consult with the attorney on a matter in which the attorney’s duty to the governmental body under the Texas Disciplinary Rules of Professional conduct conflicts with this chapter.
- (2) Sec. 551.087 – Discuss commercial or financial information received from an existing business or business prospect with which the TIRZ is negotiating for the location or retention of a facility, or for incentives the TIRZ is willing to extend, or financial information submitted by same.
 - (a) Economic development incentive request in the vicinity of SW 7th Avenue and S. Polk Street intersection.
- (3) Sec. 551.072 – Discuss the purchase, exchange, lease, sell, or value of real property and public discussion of such would not be in the best interests of the TIRZ’s bargaining position.

The executive session concluded at 12:52 PM.

ITEM 5 Report on Status of Projects:

a. Downtown Multi-Purpose Events Venue

Mr. Freeman advised the site is progressing with work continuing on the drive in front of City Hall, to be followed by the demolition of the parking lots. The goal is to have the site ready to begin construction in January, 2018.

b. Downtown Parking Garage

Mr. Freeman advised the garage continues working on the retail component, and at this time no tenants have fully committed, but discussions continue with the opening of the Multi-Purpose Events Venue.

ITEM 6 Public Forum.

Chairman Bentley reminded Board members, and those in the audience, the Board can take no action on matters presented or discussed. No comments were made.

ITEM 7 Discuss Items for Future Agendas.

The following were discussed as possible items to be included on future agendas: a review of any potential streetscape projects; revisit an incentive policy, in terms of what type of tax rebates and length of terms; revisit the TIRZ #1 goals, and what goals have been completed; information on how property values have increased since the TIRZ #1 inception; and revisit the power point presentation given to the City Council on general TIRZ #1 updates.

There being no further items before the Board, the meeting adjourned at 1:00 PM. All remarks are recorded and are on file in the Planning Department.



Scott Bentley, Chairman