

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

On the 13th day of December, 2018, the City Tax Increment Reinvestment Zone No. 1 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	53	52
Austin Sharp, City of Amarillo	Yes	8	7
Johnny Mize, Amarillo College	Yes	2	2
Dean Frigo, Amarillo Hospital District	Yes	12	10
Scott Flow, Amarillo Independent School District	Yes	22	19
Kimberly Warminski, Panhandle Groundwater Conservation Dist	Yes	16	15
Tad Fowler, Potter County	Yes	10	9
Leon Church, Vice-Chairman, Potter County	Yes	28	25
Judge Thomas Jones, Potter County	No	28	14
Joseph Peterson, Jr., City of Amarillo	Yes	17	16

Staff Present:

Jared Miller, City Manager; Andrew Freeman, Director of Planning and Development Services; Wes Luginbyhl, Senior Planner; Bryan McWilliams, City Attorney; Laura Storrs, Finance Director; Jan Sanders, Assistant City Secretary

Chairman Bentley opened the meeting at 12:01 PM, established a quorum and conducted the consideration of the following items listed below.

ITEM 1 Approve the minutes of the meeting of November 8, 2018.

Chairman Bentley asked for corrections, deletions or changes to the minutes of November 8, 2018. Motion was made by Mr. Flow, seconded by Mr. Peterson, to approve the minutes as submitted. Motion passed unanimously.

ITEM 2 Discuss and consider revised TIRZ #1 Investment Policy.

Ms. Storrs presented the annual review of the Investment Policy advising the Policy is regulated by the Texas Public Funds Investment Act. Ms. Storrs directed the board to page 7 pertaining to the legislative change that reduces the requirement to simply submit the policy to the approved Brokers/Dealers and acknowledge receipt of same. Motion was made by Mr. Flow, seconded by Mr. Church, to approve the revised TIRZ #1 Investment Policy as presented. Motion passed unanimously.

ITEM 3 Update and Discussion on past TIRZ funded projects – Lofts on 10th and Tyler Street Improvements (Austin Sharp).

Mr. Sharp stated in February the Lofts on 10th will celebrate their third anniversary, are 100% occupied, and the project maintains a healthy demand for the location. Mr. Sharp feels for the retail component of the project to succeed the area should be either service or an office

component. Chairman Bentley inquired if parking is an issue. Mr. Sharp stated fortunately, there is plenty of parking. Ms. Warminski inquired about the demographics. Mr. Sharp stated both Baby Boomers and Millennials want to live downtown, which typically seems to be the trend across the country. Chairman Bentley thanked Mr. Sharp for turning his idea into another successful downtown project.

ITEM 4 Update on Downtown Plans Review Committee Progress.

Mr. Freeman advised the committee has met four times, have reviewed the Strategic Action Plan separating out what has been accomplished so far, and prioritizing the goals and needs for going forward. He also stated the committee has reviewed the DAUDS standards, will be taking those suggestions and possibly tweaking some areas. The committee plans to meet a couple more times, will bring their ideas to the Downtown Amarillo, Inc., TIRZ, and Center City before discussing with the public, and ultimately bringing these ideas to City Council.

ITEM 5 Update on TIRZ #1 board appointments.

Mr. Freeman stated this is Chairman Bentley's last meeting as he has recently been appointed to serve on the Amarillo Economic Development Board. Mr. Freeman expressed his appreciation to Mr. Bentley, as did all of the board members. Mr. Freeman advised Dean Frigo has been appointed by City Council to serve as Chairman, and Gus Trujillo will join the board in January. Mr. Bentley stated how much he has enjoyed serving on the board, thanked each board member for their contributions in making such a positive impact in downtown, and encouraged the board to extend the term of TIRZ #1.

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.

ITEM 7 Discuss Items for Future Agendas.

There being no further items before the Board, the meeting adjourned at 12:30 PM. All remarks are recorded and are on file in the City Manager Department.


for: Leon Church, Vice-Chairman