

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

On the 11<sup>th</sup> day of April, 2019, the Center 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 601 South Buchanan Street, Amarillo, Texas with the following members present:

Voting Members	Present	Meetings Held	Meetings Attended
Dean Frigo, Chairman, Amarillo Hospital District	No	14	11
Austin Sharp, City of Amarillo	Yes	10	9
Johnny Mize, Amarillo College	Yes	4	4
Gus Trujillo, City of Amarillo	Yes	2	2
Scott Flow, Amarillo Independent School District	No	24	20
Kimberly Warminski, Panhandle Groundwater Conservation Dist	Yes	18	16
Tad Fowler, Potter County	Yes	12	11
Leon Church, Vice-Chairman, Potter County	Yes	30	26
Judge Thomas Jones, Potter County	No	30	14
Joseph Peterson, Jr., City of Amarillo	Yes	19	18

**Staff Present:**

Andrew Freeman, Director of Planning and Development Services; Cris Valverde, Assistant Director of Planning and Development Services; Bryan McWilliams, City Attorney; Laura Storrs, Director of Finance; Jan Sanders, Assistant City Secretary

Vice-Chairman Church opened the meeting at 12:06 PM, established a quorum and conducted the consideration of the following items listed below.

**ITEM 1 Approve the minutes of the meeting of February 14, 2019.**

Vice-Chairman Church asked for corrections, deletions or changes to the minutes of February 14, 2019. Motion was made by Mr. Mize, seconded by Ms. Warminski, to approve the minutes as submitted. Motion passed unanimously.

**ITEM 2 Receive and accept the TIRZ #1 September 30, 2018 audit.**

Ms. Arnold presented an overview of the Board's Annual Financial Report at September 30, 2018 and reported the financial statements presented a clean, unmodified opinion. Motion was made by Mr. Mize, seconded by Mr. Sharp, to approve the September 30, 2018 audit. Motion passed unanimously.

Vice-Chairman Church advised Item 3 would be presented before the Executive Session.

**ITEM 3 Discussion and consider an application for TIRZ incentives associated with a project in the vicinity of SW 7<sup>th</sup> Ave. and S. Tyler St., also known as 600 S. Tyler (PRAD Property ID R-031-0500-3950).**

Mr. Peterson joined the meeting at this time.

Aaron Emerson, with Gaut-Whittenburg-Emerson presented the item. Mr. Emerson advised the request is for a tax rebate over a period of 15 years for residential units at 600 S Tyler. The plan proposes 12-18 units on the 10<sup>th</sup> & 11<sup>th</sup> floors of the FirstBank Southwest Tower, with an estimated cost of \$2.1 million. Vice-Chairman Church inquired how a tax rebate would be allocated since the project only affects two floors. Mr. Freeman advised the building, as a whole, has one property tax number, and would not be divided by floors.

Vice-Chairman Church asked Mr. McWilliams, to begin the executive session. Mr. McWilliams announced an executive session, at 12:32 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. 551.087 – 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 7<sup>th</sup> Ave. and S. Tyler St.

The executive session concluded at 12:47 PM.

Motion was made by Mr. Fowler, seconded by Mr. Peterson, to approve a 90% tax rebate for a period of 15 years, with the stipulation of a Certificate of Occupancy by July, 2020. Motion carried 6:0:1, with Mr. Mize abstaining.

### ITEM 4 Presentation and discussion on recommended updates to the Downtown Strategic Action Plan and Downtown Amarillo Urban Design Standards.

Mr. Freeman presented the recommended updates to the Downtown Strategic Action Plan and Downtown Amarillo Urban Design Standards. The documents outline what has been achieved, as well as updating remaining or new goals, minor changes include updating the various zones, staff implementation, update to the walkway corridors consisting of street tree and pedestrian light standards, and removing the curb extension requirement. Mr. Freeman advised public meetings will be held before presenting the item to City Council for their consideration.

### ITEM 5 Discussion on Downtown Wayfinding Project.

Mr. Freeman presented a draft scope of services for the downtown wayfinding project. He advised \$125,000 has been allocated in the TIRZ budget for this project.

### ITEM 6 Public Forum.

Vice-Chairman Church 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.

There being no further items before the Board, the meeting adjourned at 1:03 PM. All remarks are recorded and are on file in the City Manager Department.



Leon Church, Vice-Chairman