

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

On the 11th day of December, 2014, 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
Richard Brown, Chairman, City of Amarillo	Yes	64	60
Dr. David Woodburn, Amarillo College	Yes	26	17
Chuck Speed, Amarillo Hospital District	Yes	11	7
Anette Carlisle, Amarillo Independent School District	Yes	13	12
Jason Herrick, City of Amarillo	Yes	15	10
Scott Bentley, Vice-Chairman, City of Amarillo	Yes	27	26
Johnny Merritt, Panhandle Groundwater Conservation District	Yes	7	7
Nick Ward, Potter County	Yes	2	2
Leon Church, Potter County	No	2	1
Judge Thomas Jones, Potter County	Yes	2	2

Others Present:

Michelle Bonner, Asst. City Manager - Finance
Kelley Shaw, Planning Director

Marcus Norris, City Attorney
Jan Sanders, Recording Secretary

Chairman Brown opened the meeting at 12:00 PM, established a quorum and conducted the consideration of the following items listed below.

ITEM 1 Approve the minutes of the meeting of July 10, 2014.

Chairman Brown asked for corrections, deletions or changes to the minutes of July 10, 2014. Motion was made by Anette Carlisle, seconded by Chuck Speed, to approve the minutes as submitted. Motion passed unanimously.

ITEM 2 Presentation and discussion of Tax Increment Reinvestment Zone #1 September 30, 2014 quarterly financials.

Michelle Bonner, Assistant City Manager, reported total assets of \$3.1 million for the fourth quarter. Total revenues are \$626,295 with total operating expenditures of \$314,589, leaving an excess of \$311,706, plus a beginning of the year fund balance of \$2.8 million for a September 30, 2014 total assets of \$3.1 million.

ITEM 3 Report on Status of Projects:

a. Tiger Grant/Polk St. project

Melissa Dailey, Executive Director, Downtown Amarillo, Inc (DAI), presented a project to revitalize Polk Street, and a possible funding source. The goal is to re-create the vibrancy on Polk Street, with improved streetscape, while establishing a pedestrian safe environment within the current right-of-way. The project proposes to widen the sidewalks from 12' to 20', allowing for outdoor dining and retail overflow. This change could come about by removing the middle turn lane, however, traffic capacity would remain the same with a lane flowing in each direction, as well as on-street parking. Ms. Dailey spoke about the Transportation Investment Generating Economic Recovery, or TIGER grant, which is federal stimulus money as potential funding. A TIGER grant requires 5 long term outcomes 1) safety, 2) economic competitiveness, 3) state of good repair, 4) livability, and 5) environmental sustainability. Eligibility requirements necessitate a 20% match, and the urban project must be a minimum of \$12.4 million. Ms. Dailey stated the Polk Street project is estimated around \$8 million, and DAI researched expanding the project, while providing better connectivity to existing conditions. The Rock Island Rails to Trails, a 3.8 mile hike and bike facility, originating at Coulter St., just N of I-40, going eastward to Crockett St. and SW 7th Ave. is under review as a viable project worth expanding into downtown. Ms. Dailey advised DAI plans to apply for the TIGER grant on the combined projects.

b. TXDOT Transportation Enhancement Program Streetscape Project

Kelley Shaw, Planning Director, explained the streetscape project will connect blocks with existing and planned streetscape improvements previously funded along Buchanan Street. The project commences on SE 11th Avenue and Buchanan Street running north to SE 5th Avenue, and two blocks along SE 6th Avenue. The grant provides for the installation of streetscape improvements which will include sidewalk enhancements, street trees, pedestrian lights and intersection treatments. Mr. Shaw advised the Engineering Department is hopeful on having the plans completed by mid-January for further review and comments. The bidding process should happen in April, with tentative plans for construction beginning mid-summer.

c. Downtown Convention Hotel, Parking Structure, and Multi-purpose Event Venue Projects

Chairman Brown advised that Potter County has entered into an agreement with the Local Government Corporation in a long term lease for parking spaces in the parking garage. Chairman Brown also stated all the documents have been completed with the hotel and parking garage, pending action on Item 4 on the TIRZ Agenda today. A tentative timeline shows the hotel expects to begin construction summer of 2015, with a completion date of February, 2017.

d. Downtown Development: Commerce Building

Brian Jennings and Doug Nelson, with the Amarillo Economic Development Corporation, briefed the board on the Commerce Building, the future home of the West Texas A&M University (WTAMU) downtown Amarillo campus. The building is three stories with a basement, having 100,000 sq. ft., compared to their present site of 30,000 sq. ft. Mr. Jennings stated WTAMU anticipates opening for college classes in the fall of 2016.

ITEM 4 Consider providing consent to the assignment of the previously approved Hotel Incentive Agreement from Wallace Bajjali Development Partners, LP to Supreme Bright Amarillo II, LLC and making such changes as necessary to reflect the terms of the approved Hotel Lease and Development Agreement with Supreme Bright Amarillo II, LLC. Such changes shall be limited to those administrative requirements and will not alter the business terms of the Incentive Agreement.

Chairman Brown stated these documents transfer consent of the previously approved assignment from Wallace Bajjali Development Partners, LP to Supreme Bright Amarillo II, LLC., a Newcrest subsidiary.

Motion was made by Dr. Woodburn, and seconded by Johnny Merritt, to approve the assignment of the previously approved Hotel Incentive Agreement from Wallace Bajjali Development Partners, LP to Supreme Bright Amarillo II, LLC and reflect such changes of the approved Hotel Lease and Development Agreement with Supreme Bright Amarillo II, LLC. Motion passed unanimously.

ITEM 5 Public Forum.

Chairman Brown reminded Board members and those in the audience the Board can take no action on matters presented or discussed.

Beth Duke, Executive Director, Center City, thanked everyone for their support of the Electric Light Parade. Ms. Duke also mentioned Center City is having their membership campaign and encouraged everyone to sign up.

Robert Goodrich, owner of the Herring Hotel, appealed to the board to take action on his tabled application for a 90% tax rebate. Chairman Brown reminded the TIRZ board the application was tabled and the primary reason due to an Amarillo City Council resolution pertaining to the convention hotel. The resolution outlines several phases of development in and around the Civic Center. The TIRZ board could not financially support, with tax incentives, another convention headquarters hotel in competition with the hotel proposed across from the Civic Center. Chairman Brown stated the TIRZ board decided it was premature to take action on Mr. Goodrich's application until the City Council amends or modifies said resolution.

Chairman Brown announced he is resigning as Chair of the TIRZ #1 board, and Scott Bentley, has been nominated by the City Council to fill the position of TIRZ #1 Chairman, effective January 1, 2015.

Chairman Brown asked Marcus Norris, City Attorney, to begin the executive session. Mr. Norris called for an executive session, at 1:32 PM, (i) to discuss the purchase, exchange, lease, sell, or value of real property, and (ii) to discuss commercial or financial information received from an existing business or business prospect, per Texas Government Code section 551.072 and 551.087, as related to proposed projects for downtown development. The executive session concluded at 2:20 PM.

Chairman Brown announced the TIRZ #1 board has reconvened into public session.

ITEM 6 Discuss Items for Future Agendas.

No items were mentioned.

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There being no further items before the Board, the meeting adjourned at 2:20 PM. All remarks are recorded and are on file in the Planning Department.