

STATE OF TEXAS §

COUNTIES OF POTTER §
AND RANDALL §

CITY OF AMARILLO §

On the 22nd day of March 2006, the Center City Development Committee met in a regular meeting at 2:00 p.m. in the Heritage Room of the Amarillo Civic Center, 400 S. Buchanan Street, Amarillo, Texas, with the following members present:

| Member | Present | Meetings Attended | Meetings Held Since Appointment |
|------------------------------------|----------------|--------------------------|--|
| Richard Ware, Chair | Yes | 1 | 1 |
| Richard Brown, Vice Chair | Yes | 1 | 1 |
| Les Simpson, Secretary | Yes | 1 | 1 |
| Paul Harpole, City Commissioner | Yes | 1 | 1 |
| Gary Pitner, Center City | Yes | 1 | 1 |
| Richard Constancio | Yes | 1 | 1 |
| Joe Ted Davidson | Yes | 1 | 1 |
| Ed Davis | Yes | 1 | 1 |
| Oscar Gamboa | Yes | 1 | 1 |
| Bill Gilliland | Yes | 1 | 1 |
| Jerry Hodge | No | 0 | 1 |
| Glen Parkey | Yes | 1 | 1 |
| Freda Powell | Yes | 1 | 1 |
| Chris Storm | Yes | 1 | 1 |
| Jeffery Tidmore | Yes | 1 | 1 |
| Ex Officio Members | | | |
| Debra McCartt, Mayor | Yes | 1 | 1 |
| Doris Alexander, City Center Chair | Yes | 1 | 1 |
| Arthur Ware, Judge, Potter County | Yes | 1 | 1 |

Staff Present:

Alan Taylor, City Manager, Beth Duke, Center City Executive Director, Vicki Covey, Director of Community Services

Others Present:

Media and approximately 20 citizens

Richard Ware, Chairman, opened the meeting of the Center City Development Committee at 2:10 pm and established a quorum. The following items were discussed:

Item 1. Welcome by Mayor Debra McCartt and Doris Alexander, Center City Chair

Mayor Debra McCartt welcomed the members of the Committee and the public to the first meeting of the Center City Development Committee and thanked the members for agreeing to serve in this important undertaking. Mayor McCartt said Downtown Amarillo belongs to everyone and it can be a wonderful place again.

Doris Alexander, Chair of Center City Inc., welcomed the members of the Center City Development Committee and expressed appreciation to the City Commission for agreeing to the partnership with Center City. Ms. Alexander quoted Betty Bivins who once said downtown is Amarillo's parlor. She said one of our goals is to make our living room a welcoming place for all Amarilloans.

Item 2. Introductions by Richard Ware, Chair

Richard Ware, Chair, welcomed the members to the first meeting. He expressed appreciation to the interested citizens who were in attendance. Holding up a sign that said, TRANSFORM, Mr. Ware introduced the committee of Dreamers and Doers. He said change is happening, more than 500 people now live downtown. This committee will transform the center of the city; will transform the environment and lifestyle that is available down here. Introducing each member, Mr. Ware asked each to share their background and their vision for downtown.

Chris Storm did the first renovation of the Fisk Building in the early '80's. His vision is to have a downtown for everyone to live and play and to be proud.

Oscar Gamboa owns Bodegas. He grew up in Chicago and loves city living. Downtown should be a neighborhood place, everything should be focused on downtown.

Bill Gilliland is a developer and investor. He thinks a downtown hotel is on the top of the list. We need more Oscars who are willing to invest in ventures. Tax and financing help will be needed.

Richard Constancio is an Architect with Shiver-Megert who has been in downtown since 1954. Downtown should be a livable community for the young and the old.

Joe Ted Davidson is an investor who undertook one of the first renovations with the Polk Street Antiques and the Marizon. Lots of people want to live in downtown. We need places for them to live and encourage retail growth.

Freda Powell worked for 21 years for Xcel and now Bell Helicopter. She said she has been involved in many civic projects over the years in a leadership role.

Glen Parkey is a former Mayor. In the early '80's he converted the old Fedway building into the Commerce Building. The times were tough then. The timing is right now but whatever we do has to work to be successful.

Ed Davis came to Amarillo in 1994 and began work on the Amarillo Building, the Fisk Building and the Wells Fargo building. Private enterprise has to be involved and incentives need to be created to bring dollars for investment downtown.

Richard Brown, attorney, helped form Center City 15 years ago. He worked on the last plan. We need more art, more beauty and more heart. We need to create reasons to be downtown. What we must have a conducive atmosphere. We need to prime the pump for investment.

Les Simpson came to Amarillo in 2003 joining the Amarillo Globe-News. The newspaper is a 24/7 operation and employees are downtown at all hours. The company is completely dedicated to downtown as shown by the commitment to its downtown location and its support of the Globe-News Center for the Performing Arts.

Gary Pitner is head of the Panhandle Regional Planning Commission, but has served on the Center City Board for many years. He believes the stars are aligning for change and we need implementation tools to push forward. His dream is a Minor League Baseball Park.

Paul Harpole represents the City Commission and expressed their excitement about the project and possibilities. The combined strength of public and private effort is needed to rebuild our core. This is important to the health of the whole community.

Jeffrey Tidmore owns the Petroleum Building and Eagle Center. He is creating the first residential lofts in downtown. Twenty more people will soon live downtown. We need to grow an economy that supports that growth. Center city can be a place to live, work and play.

Potter County Judge Arthur Ware spoke about the Santa Fe Building. He said we have to have positive aspects to succeed. A downtown hotel is a must. There has to be balance. He reminded everyone the efforts will cost many dollars and it will take everyone to make it happen.

Alan Taylor, City Manager, is excited about the possibilities. He committed the City's staff support to the effort. The time is now and the mood is right.

Richard Ware ended by remarking that success will be when you cannot find a parking space anywhere. He challenged the committee members to spend two nights in downtown Fort Worth. Fort Worth is a model for redevelopment.

Item 3. Strategic Planning History of Downtown Amarillo and Center City

Beth Duke, Executive Director of Center City, Inc. spoke of the establishment of the 501(c)(3) organization almost 16 years ago. She described Center City as the major accomplishment of the 1991 Strategic Plan prepared by Hellmuth, Obata, and Kassabaum, Inc., known as the HOK plan. Ms. Duke described the activities undertaken by Center City and focused on the 59 façade grants provided to assist with the renovation of downtown buildings.

Item 4. Presentation by Marcus Norris, City Attorney discussing the responsibilities of committee members under the Texas Open Meetings regulations

Marcus Norris briefed the committee on the six basic points of the Open Meetings Law. He covered quorums. A meeting of eight of the committee members will constitute a meeting. A meeting is anywhere the committee's business is discussed. This can include telephone calls and emails. Mr. Norris explained the exception for social gathering and conferences. He explained the need to post notice of a meeting 72 hours in advance with an agenda that describes the topics to be discussed in such a manner as to be clear to the public. Mr. Norris explained penalties association with violations of the Open Meeting regulations.

Item 5. Presentation by Alan Taylor, City Manager, of the options for selecting consultant services for the development of the strategic redevelopment plan for downtown Amarillo based on private or public sources of funding.

Alan Taylor described by process the City must use to select professional consultant services. The process can take up to 4 or 5 months. The City must develop a request for services together with a description of the evaluation process. There is an advertising period, a review and rating process and no discussion of costs can occur before a final consultant is identified from the process. Contract negotiations begin at that time.

If the committee wants to seek funding from the City, Mr. Taylor suggested the City Commission might consider amending the existing agreement with Center City to provide additional funding for planning services.

The committee discussed in general the role of a consultant and possible resources currently available from Center City. Gary Pitner explained Center City does not have funds for a plan as resources are committed to the streetscape project currently under development. Richard Brown expressed a desire that members read the HOK plan and identify the need for a consultant. Commissioner Harpole commented consultant could study the issues comprehensively and bring forward new ideas and approaches. A plan can be a blue print for implementation, it can gather input and give credibility to the effort.

Item 6. Discuss logistics for meetings of the Center City Development Committee.

Richard Ware asked members their preferences for meetings. Generally, members indicated a monthly meeting should be held either at the Civic Center or at the Santa Fe building. A poll will be taken of the members of the best day and time for the meetings. Meetings of committees will be called by the committee chair and can be scheduled at the convenience of the committee. Marcus Norris reminded the committee that unless 8 or more members serve on a committee it is not subject to the open meetings rules.

Item 7 Consider the establishment of standing and ad hoc committees of the Center City Development Committee and appointment of Chairs and Vice Chairs.

Richard Ware opened by the discussion of committees by asking members to identify preferences for committees on the sheet provided to them at their places. Committee members generally discussed membership, roles, and number of committees. There was discussion that establishing committees might wait until a consultant is selected. One committee needs to explore TIFs and PIDs.

Motion by Glen Parkey, seconded by Freda Powell, to gather more information on committees and membership for the next meeting was passed unanimously.

With no other business to come before the committee, Richard Ware adjourned the meeting at 3:30 pm.