

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

On the 8th day of February, 2018, 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 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	47	46
Austin Sharp, City of Amarillo	Yes	2	2
Dr. David Woodburn, Amarillo College	No	46	32
Dean Frigo, Amarillo Hospital District	Yes	6	6
Scott Flow, Amarillo Independent School District	Yes	16	14
Kimberly Warminski, Panhandle Groundwater Conservation Dist	No	10	9
Tad Fowler, Potter County	Yes	4	3
Leon Church, Vice-Chairman, Potter County	Yes	22	20
Judge Thomas Jones, Potter County	No	22	14
Joseph Peterson, Jr., City of Amarillo	Yes	11	11

Staff Present:

Andrew Freeman, Economic Development Manager; Laura Storrs, Finance Director; Jan Sanders, Assistant City Secretary

Chairman Bentley opened the meeting at 12:02 PM, established a quorum and conducted the consideration of the following items listed below.

ITEM 1 Approve the minutes of the meeting of January 11, 2018.

Chairman Bentley asked for corrections, deletions or changes to the minutes of January 11, 2018. Motion was made by Mr. Flow, seconded by Mr. Peterson, to approve the minutes as submitted. Motion passed unanimously.

ITEM 2 Presentation of the December 31, 2017 quarterly financials.

Ms. Storrs reported the December 31st financials reflect cash and cash equivalents of \$1.4 million, as well as a \$1.69 million loan receivable from the Local Government Corporation. The quarter ended with a fund balance of \$3.1 million. Ms. Storrs advised the participating taxing entities letters were mailed in January, and the amounts would be reflected in the March 31, 2018 quarterly financials. The board decided to change the line item name of 'Tax Payments on Lease' to 'Property Tax Rebates'. Ms. Storrs reviewed the status of each project listed under Commitments.

ITEM 3 Presentation, discussion and possible action regarding Policy & Procedures for TIRZ #1.

Mr. Freeman presented the Policy & Procedures advising the main changes are reflected on page 3, Section II C. General Policy Considerations, of the document.

- ~~As a general rule, the TIF Fund will retain a minimum of 10% of the increment generated by an approved project to help achieve overall TIRZ goals.~~
- As standard practice, the TIRZ Board will take into consideration any of the following when evaluating incentive requests. Including, but not limited to:
 - Duration of agreement
 - Sliding scale structure where incentives reduce over time
 - Capping incentives to a max dollar amount
 - Limiting the total investment in a project to a certain percentage based on present value of the estimated total tax liability over the agreement term (e.g. total tax liability of \$500,000 over ten years at 50% would equal up to \$250,000 rebate over the term of the agreement)
 - Impact of incentives on the TIRZ Board's ability to meet other project needs based on the ~~Downtown Strategic Action Plan~~ and adopted Final Project and Financing Plan (City Council Ordinance No. 7076)
- Higher priority projects determined by the TIRZ Board may be eligible for increased levels of participation. Projects such as residential, grocery, or diversification of retail options available downtown.
- The term of any TIF investment agreement cannot exceed the term of the applicable TIRZ.
- The Applicant must not be delinquent on any debt owed to the City of Amarillo ~~owe any debt to the City of Amarillo~~ or have delinquent property taxes.
- As a general rule, applications will not be considered for projects that have already commenced (e.g. received a building permit or broken ground). Exceptions to this policy may include demonstrable unanticipated issues found during construction that are timely presented to the TIRZ Board for consideration. Detailed cost increases associated with the construction issues must be provided.
- In the case of extraordinary opportunities that will have a major impact on the economy in downtown Amarillo, the TIRZ Board reserves the right to vary from these standards.

Motion was made by Mr. Flow, seconded by Mr. Frigo, to adopt the Policy & Procedures for TIRZ #1 with the revisions stated above. Motion passed unanimously.

ITEM 4 Discussion regarding process to extend the term of a Tax Increment Reinvestment Zone.

Mr. Freeman advised the current term of the TIRZ #1 is 2036. Mr. Freeman explained the process of extending the term, advising each participating taxing entity would have the opportunity to vote on that decision. After much discussion, the Board asked Mr. Freeman to prepare possible scenarios of reductions in the amounts contributed by the taxing entities.

ITEM 5 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 6 Discuss Items for Future Agendas.

The following were discussed as possible items to be included on future agendas: further discussions on the possibility of extending TIRZ #1 past the year 2036.

There being no further items before the Board, the meeting adjourned at 12:53 PM. All remarks are recorded and are on file in the City Manager Department.


Scott Bentley, Chairman