

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

On the 10<sup>th</sup> day of May, 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. 7<sup>th</sup> Street, Amarillo, Texas with the following members present:

| Voting Members  | Present | Meetings Held | Meetings Attended |
|---|---------|---------------|-------------------|
| Scott Bentley, Chairman, City of Amarillo                   | Yes     | 49            | 48                |
| Austin Sharp, City of Amarillo                              | Yes     | 4             | 4                 |
| Dr. David Woodburn, Amarillo College                        | Yes     | 48            | 33                |
| Dean Frigo, Amarillo Hospital District                      | Yes     | 8             | 7                 |
| Scott Flow, Amarillo Independent School District            | No      | 18            | 15                |
| Kimberly Warminski, Panhandle Groundwater Conservation Dist | Yes     | 12            | 11                |
| Tad Fowler, Potter County                                   | Yes     | 6             | 5                 |
| Leon Church, Vice-Chairman, Potter County                   | No      | 24            | 21                |
| Judge Thomas Jones, Potter County                           | No      | 24            | 14                |
| Joseph Peterson, Jr., City of Amarillo                      | Yes     | 13            | 13                |

**Staff Present:**

Michelle Bonner, Deputy City Manager; Andrew Freeman, Economic Development Manager; Cris Valverde, Economic Development Specialist; Bryan McWilliams, Interim City Attorney; Jan Sanders, Assistant City Secretary

Chairman Bentley opened the meeting at 12:15 PM, established a quorum and conducted the consideration of the following items listed below.

**ITEM 1 Approve the minutes of the meeting of April 12, 2018.**

Chairman Bentley asked for corrections, deletions or changes to the minutes of April 12, 2018. Motion was made by Mr. Frigo, seconded by Ms. Warminski, to approve the minutes as submitted. Motion passed unanimously.

Chairman Bentley asked Mr. McWilliams, to begin the executive session. Mr. McWilliams announced an executive session, at 12:17 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. 8<sup>th</sup> Avenue and S. Harrison Street intersection.

The executive session concluded at 12:24 PM.

**ITEM 2 Discuss and consider taking action on an application for TIRZ incentives associated with a project in the vicinity of SW. 8<sup>th</sup> Avenue and S. Harrison Street intersection, also known as 800 S. Harrison Street (PRAD Property ID R-065-1000-1156.0) & 322 SW. 9<sup>th</sup> Avenue (PRAD Property ID R-065-1000-1184.0)**

Stan Pena, Director of Contracts and Projects with West Texas A&M University (WTAMU), presented a \$50,000 application for 800 S. Harrison Street. Mr. Pena stated additional parking is needed for the WTAMU Amarillo Center facility. The \$1.3 million dollar project will provide 198 additional parking spaces, consisting of newly constructed parking lot, curb and gutter, streetscape, street lights, and landscaping. Mr. Pena advised anticipated construction will begin in August 2018, with a projected completion goal of November 2018.

Motion was made by Dr. Woodburn, seconded by Mr. Sharp, to approve the request of \$50,000 for the project in the vicinity of SW. 8<sup>th</sup> Avenue and S. Harrison Street intersection, also known as 800 S. Harrison Street. Motion passed unanimously.

**ITEM 3 Discuss and consider taking action on an outstanding TIRZ incentive associated with the Vineyard Manor Townhomes project located at 1223 S. Polk Street, originally approved for a \$50,000 grant during the January 14, 2016 Board Meeting**

Mr. Freeman stated the applicant of the project at 1223 S. Polk Street has contacted the City of Amarillo to advise the project is not feasible at this time, and would like to withdraw their approved application. Mr. Freeman advised if the circumstances change the applicant could reapply for the grant.

Motion was made by Mr. Peterson, seconded by Ms. Warminski, to rescind the initial approval of a \$50,000 grant made during the January 14, 2016 Center City Tax Increment Reinvestment Zone #1 board meeting. Motion passed unanimously.

**ITEM 4 Discussion and Possible Direction Regarding Process to Extend the Term of Center City Tax Increment Reinvestment Zone #1**

Mr. Freeman advised after further discussions with Mr. McWilliams, in regards to extending the term past 2036, TIRZ #1 can be amended as long as the procedure follows the public hearing process as well as the formal process. After some discussion, the Board asked Mr. Freeman to place this item on a future agenda for further discussion on whether the Board elects to move forward on extending the term and possible action.

**ITEM 5 Presentation on Final Draft of Streetscape Condition Map**

Mr. Valverde presented an updated streetscape condition map, within the Downtown Urban Design Review boundary, focusing on three categories of actual improvements or lack thereof within the sidewalk area, as well as planned walkway improvements.

ITEM 6 Report on Status of Projects:

- a. **Downtown Multi-Purpose Events Venue Update**  
Mr. Freeman advised work continues on the retaining walls, locker rooms, and the site is still on schedule.
- b. **Downtown Amarillo Parking Study Implementation Update**  
Mr. Freeman advised the engineering firm of Kimley-Horn has provided another perspective and an update on the 2013 parking study. The original study was partially funded through TIRZ #1 and Downtown Amarillo, Inc. An action item will be placed on a future agenda to consider funding the recovery cost of \$10,000.
- c. **Downtown TX.org initiative – Sunday, May 20<sup>th</sup> Downtown Property Tour with Center City**  
Mr. Freeman advised the Amarillo page has launched, and will continue to evolve with available properties for rent or purchase. Mr. Freeman invited the board to attend the May 20<sup>th</sup>, “Imagine the Possibilities Downtown Property Tour”, hosted by Center City and coordinating with Texas Main Street Program and the Texas Historic Commission statewide tour.

ITEM 7 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 8 Discuss Items for Future Agendas and Future Meeting Date.

The following were discussed as possible items to be included on future agendas: further discussion of process to extend the term of TIRZ #1.

There being no further items before the Board, the meeting adjourned at 12:55 PM. All remarks are recorded and are on file in the City Manager Department.

  
\_\_\_\_\_  
Scott Bentley, Chairman