

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

On the 14th day of November, 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	Yes	16	13
Austin Sharp, City of Amarillo	No	12	9
Johnny Mize, Amarillo College	No	6	4
Gus Trujillo, City of Amarillo	Yes	4	4
Robin Malone, Amarillo Independent School District	Yes	2	1
Kimberly Warminski, Panhandle Groundwater Conservation Dist	Yes	20	18
Tad Fowler, Potter County	Yes	14	13
Leon Church, Vice-Chairman, Potter County	Yes	32	28
H.R. Kelly, Potter County	Yes	1	1
Joseph Peterson, Jr., City of Amarillo	Yes	21	20

Staff Present:

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

Chairman Frigo opened the meeting at 12:05 PM, established a quorum and conducted the consideration of the following items listed below. Chairman Frigo advised there are several new board members and all board members and staff were asked to introduce themselves.

Chairman Frigo inquired if anyone in the audience wished to speak for Public Address. There were no comments.

ITEM 1 Approve the minutes of the meeting of August 22, 2019.

Chairman Frigo asked for corrections, deletions or changes to the minutes of August 22, 2019. Motion was made by Mr. Church, seconded by Mr. Peterson, to approve the minutes as submitted. Motion passed unanimously.

ITEM 2 Presentation of the September 30, 2019 Quarterly Financials.

Ms. Storrs presented the unaudited September 30, 2019 quarterly financials. Ms. Storrs reported total assets of \$3.1 million, total liabilities of just under \$1.6 million with a net position of \$1.5 million. Remaining commitments at year end are \$410,000. Mr. Peterson inquired if the project at 906 S Jackson has a deadline. Beth Duke, Executive Director - Center City of Amarillo, stated the owners have advised the project is ongoing. Ms. Duke said the projects must begin with the Center City fiscal year, but do not have a completion deadline.

ITEM 3 Discussion and consideration of 2019 Investment Policy.

Ms. Storrs stated no changes have been made by the Texas Public Funds Investment Act, but is board policy to review and approve the Policy on an annual basis. Minor housekeeping changes to clean up titles of investment officers, two additional banks have been added to the approved broker/dealers section, and a title change under wire procedures. Mr. Miller stated he would prefer the title to read, City of Amarillo Deputy/Assistant City Manager/Financial Services. Motion was made by Mr. Peterson, seconded by Ms. Warminski, to approve the revised TIRZ #1 Investment Policy with the above changes. Motion passed unanimously.

ITEM 4 Presentation and Discussion on Conversation Civic Center.

Mr. Starbuck presented the proposed Civic Center project. Mr. Starbuck mentioned some of the current challenges are the 5000 maximum coliseum capacity, which limits events Amarillo can attract; the biggest challenge is the inadequate steel height of 38' with the industry standard being 60'; sports teams and performers must share locker rooms; the North side of facility, which includes the North Exhibit Hall and the Heritage Room, are both undersized for many civic events, creating a compressed area in the flow of activity; and the absence of a kitchen or catering facility dictates all food must be prepared offsite. Mr. Starbuck advised the Convention and Visitor's Council identified over 7800 meetings specifically important to Amarillo, and now is the time to create a competitive advantage in attracting these events. A prime example is the WRCA, which Amarillo has hosted for 24 years, but the event has reached maximum capacity in the existing space, however, with the right size facility the WRCA feels the event can double in size. Mr. Starbuck mentioned the proposed facility creates an exhibition space, increasing in size by 1/3, allowing for better flow of activities for these events, creation of a commercial kitchen, coliseum and auditorium will remain largely the same, new lobby space where the grand plaza now exists, a new 10,100 capacity arena on the south side of the facility, City Hall will be removed and relocated to another downtown area, and restoration of the Santa Fe Depot is another component. The proposed project cost is \$319 million, with \$279 million placed on a 2020 election and the additional \$40 million by proposed Council approved bonds, value engineering and existing infrastructure. Mr. Starbuck stated the increase to property tax rate is \$0.151 and the total taxpayer impact can be calculated at www.conversationciviccenter.com. The projected annual economic impact is \$28.5 million, with the Civic Center hosting 85 additional events.

Mr. Kelly inquired as to the number of taxpayers with their taxes already frozen. The answer was not readily available, but will be provided at a later date. Mr. Church expressed his support of the project, stating he feels this is for our future generations. Ms. Warminski asked what would be the scheduled completion date. Mr. Starbuck stated if approved, completion of the project is set for 2024. The Civic Center would not be taken totally off-line, and the project would be phased in over four years to continue supporting the ongoing current events.

ITEM 5 Presentation and Discussion of Final Updates to the Downtown Amarillo Urban Design Standards and the Downtown Amarillo Strategic Action Plan.

Mr. Freeman gave a presentation on the Downtown Amarillo Strategic Action Plan mentioning tables, figures and market data have been updated, highlighting some key accomplishments such as construction of the multi-purpose event center – Hodgetown, construction of a convention hotel, updating the list of remaining development goals and initiatives, such as a downtown grocery store, relocation of bus services, and expansion of the Civic Center. Mr. Freeman presented the changes to the Downtown Amarillo Urban Design Standards, highlighting two major changes, requiring walkway improvements for the construction of new parking lots, and additional language to assist the board in reviewing requests for exceptions to the light pole requirements. Curb extensions have been encouraged, but not required, and will be removed from the document. Mr. Freeman stated the documents should be presented to Council in December.

ITEM 6 Project Updates:

a. Wayfinding Project –

Mr. Freeman stated the contract was approved by City Council on September 17, 2019 and Center City was awarded the \$75,000 matching grant for the Cultural District.

b. Development Projects Taking Place in TIRZ #1 –

Mr. Freeman stated Joe Taco, an LGC project, signed a lease for space in the parking garage, with plans to open April 2020. The AIG building is being demolished, and no current plans are known for the site. Happy State Bank has begun streetscape work on the main campus, along with a stand-alone parking lot. The Barfield Hotel is on schedule to open in 2020. The First Bank Southwest Tower residential project is moving forward, but may need a slight extension to the project. Ms. Duke mentioned Hodgetown won the 1st Place Award from the Texas Downtown Association for Best New Construction in cities over 50,000, with the potential to win an additional award next year. Ms. Duke invited the board to the Electric Light Parade on December 6, 2019. Ms. Duke stated the Levine's Department store is home to the Revolution at 800, which is in partnership with the WT Enterprise Center. The Revolution at 800 is a communal workspace where entrepreneurs and startups can rent a cost-effective space to work and network.

ITEM 8 Discuss Items for Future Agendas.

Mr. Freeman advised at this time, the next scheduled meeting will be held in January, 2020.

There being no further items before the Board, the meeting adjourned at 1:15 PM. All remarks are recorded and are on file in the City Manager Department.



Dean Frigo, Chairman