

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

On the 27th day of September 2010, the Tax Increment Reinvestment Zone Board met in a special meeting at 11:00 AM, in Room 306, City Hall, 509 SE 7th Avenue, Amarillo, Texas with the following members present:

VOTING MEMBERS	PRESENT	MEETINGS HELD	MEETING ATTENDED
Lilia Escajeda, Amarillo College	Yes	29	26
Dr. Paul Proffer, Amarillo Hospital District	Yes	18	16
John Ben Blanchard, Amarillo Independent School District	Yes	8	7
Paula Bliss, City of Amarillo	Yes	33	30
Richard Brown, Chairman, City of Amarillo	Yes	33	30
Paul Harpole, Vice-Chair, City of Amarillo	Yes	33	30
James Wester, Panhandle Groundwater Conservation District	Yes	1	1
Carol Autry, Potter County	Yes	30	28
H.R. Kelley, Potter County	Yes	16	14
Sonya Letson, Potter County	No	33	26

OTHERS PRESENT:

Vicki Covey, Assistant City Manager
 Dean Frigo, Assistant City Manager
 Kelley Shaw, Planning Director

Courtney Goodman-Morris, Assistant City Attorney
 Karon Watkins, Recording Secretary

Chairman Brown opened the meeting at 11:00 AM, established a quorum and conducted the consideration of the following items. Chairman Brown welcomed James Wester, as the newest member of the TIRZ Board, replacing John McKissack as the representative from Panhandle Groundwater Conservation District.

ITEM 1 Approve the minutes of the regular meeting of August 12, 2010.

Chairman Brown asked for corrections, deletions or changes to minutes and indicated errors to the meeting attendance record.

VOTING MEMBERS (from August 12, 2010 meeting minutes) **Corrections are in bold	PRESENT	MEETINGS HELD	MEETING ATTENDED
Lilia Escajeda, Amarillo College	No	28	25
Dr. Paul Proffer, Amarillo Hospital District	Yes	17	15
John Ben Blanchard, Amarillo Independent School District	Yes	7	6
Paula Bliss, City of Amarillo	No	32	29
Richard Brown, Chairman, City of Amarillo	Yes	32	29
Paul Harpole, Vice-Chair, City of Amarillo	Yes	32	29
Carol Autry, Potter County	Yes	29	27
H.R. Kelley, Potter County	Yes	15	13
Sonya Letson, Potter County	Yes	32	26

Chairman Brown asked for additional corrections, deletions or changes to the minutes and hearing none, approved the August 12, 2010 minutes as distributed and corrected.

ITEM 2 EXECUTIVE SESSION

Chairman Brown announced, pursuant to the Texas Open Meeting Law, a Closed Session of the Tax Increment Reinvestment Zone No. 1, Amarillo, Texas Board of Directors will begin at 11:04 AM under Section 551.072 and Section 551.087.

Chairman Brown declared the Board of Directors' Closed Session adjourned at 12:20 PM and announced that the Open Session reconvened at 12:23 PM thanking everyone who was excused during the Executive Session for their patience.

ITEM 3 Consider a request from Newcrest Hotels, Ltd / Newcrest Management LLC for additional TIRZ incentive for the Courtyard by Marriott at the Fisk Project to install the walkways, landscaping and lighting consistent with the Downtown Amarillo Streetscape Design.

Mr. Robert DeShay, Newcrest Management, LLC (Newcrest), distributed color renderings of the proposed streetscape to the Board and gave a brief summary of the streetscape concept and why Newcrest was requesting TIRZ assistance. Mr. DeShay explained the new Downtown Amarillo Urban Design streetscape concept was presented to Newcrest after the close of the project design, budgeting and construction funding. Mr. DeShay explained that when Ms. Dailey approached their firm with the idea of applying the new streetscape standards to the project, from the perspective of implementation and financing, the project was "set in stone" so to speak with the projected opening within two months. However, he felt it was a golden opportunity to include the signature elements of the streetscape standards as a model of future downtown Amarillo, as well as a demonstration project for other downtown property owners as to what to expect and how modifications to the Downtown Amarillo Urban Design Standards ("DAUDS") can be made. Mr. DeShay requested TIRZ funding for the incremental increase in cost over the cost of the original walkway design.

Mr. Jim Doche, architect, added the hotel basement runs out to the curb, therefore rather than in-ground tree planters, above-ground tree planters are available and would be substituted. Mr. DeShay commented on the issue of timing, which is very important at this point given that the hotel opening is so near. He asked that the Board approve their request at this time.

Chairman Brown noted the strike through of paragraph 6 in the Newcrest application and asked, since the City Attorney was not present, for an explanation as to why it was eliminated. Mr. Shaw stated the paragraph in question refers to providing a performance bond and since Newcrest is currently under an agreement and the plans have been approved for improvements in the right-of-way he was not sure that a performance bond should be required. He felt the performance bond issue should be on a "to be determined" basis.

Chairman Brown summarized the request stating Newcrest was requesting a cash advance for \$46,149 and asked Mr. DeShay when payment was expected. Mr. DeShay said upon completion of the project, based on invoices for their costs. Mr. Shaw added staff's recommendation is to approve payment on a reimbursable basis with a not to exceed amount of \$46,149.

Board Member Escajeda stated she felt this was an important project to consider as Newcrest has funds already invested and the timeliness of the request is proper since the DAUDS were not in place when the Courtyard by Marriott project was conceived last year. Board Member Escajeda said this project would have an immediate affect due to the rapidly approaching opening of the Courtyard and would be a great representation of how the DAUDS will enhance the aesthetics of downtown. A motion to approve additional TIRZ incentive up to \$46,149 for the Courtyard by Marriott to install the walkways, landscaping and lighting consistent with the Downtown Amarillo Urban Streetscape Design was made by Board Member Escajeda, seconded by Board Member Kelly and carried unanimously. Chairman Brown said it had been a pleasure working with Newcrest on this project and commented that City Commission approval was still required.

ITEM 4 Public Comments

The Board can take no action on matters presented or discussed.

Beth Duke, Center City said she had a letter of support for the Courtyard by Marriott proposal from Center City as now is an opportune time to display how downtown will look utilizing the new standards.

Board Member Blanchard suggested rearranging future agenda order to present Public Comments at the beginning of the meeting so that comments pertinent to an issue being considered could be heard prior to a vote as in the case of Center City's support letter for the Courtyard by Marriott proposal.

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There being no further items before the Board, the meeting adjourned at 12:37 PM. All remarks are recorded and are on file in the Planning Department.