

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

On the 10th day of February, 2011, the Tax Increment Reinvestment Zone Board met in a regularly scheduled meeting at 12:00 PM, in Marriott by Courtyard at the Fisk Newcrest Room, at 724 S Polk Street, Amarillo, Texas with the following members present:

Voting Members	Present	Meetings Held	Meetings Attended
Richard Brown, Chairman, City of Amarillo	Yes	37	34
Vacant, Amarillo College			
Dr. Paul Proffer, Amarillo Hospital District	Yes	22	20
John Ben Blanchard, Amarillo Independent School District	Yes	12	11
Paula Bliss, City of Amarillo	Yes	37	34
Vacant, City of Amarillo			
James Wester, Panhandle Groundwater Conservation District	Yes	5	4
Carol Autry, Potter County	Yes	34	32
H.R. Kelley, Potter County	Yes	20	18
Sonya Letson, Potter County	Yes	37	30

Others Present:

Vicki Covey, Assistant City Manager for Public Services Marcus Norris, City Attorney
Dean Frigo, Assistant City Manager for Finance Kelley Shaw, Planning Director

Chairman Brown opened the meeting at 12:00 PM, established a quorum and conducted the consideration of the following items in the order shown here.

ITEM 1 Approve the minutes of the regular meeting of January 13, 2011.

Chairman Brown asked for corrections, deletions or changes to minutes and hearing none approved the January 13, 2011 minutes as distributed. Chairman Brown announced the order of the agenda would be revised to consider Items 6 and 7 first, followed by an executive session before discussing items 3, 5 and then 4.

ITEM 2 Take a round-trip walking tour from the Marriott at the Fisk to the Potter County Courthouse to view areas for potential streetscape improvements. (Weather permitting) No decision will be made during the tour. Discussion that might occur is incidental to the tour and items on this agenda.

Due to the inclement weather, the walking tour was cancelled.

ITEM 6 Report on Status of Projects:

- a. Fisk Courtyard by Marriott Redevelopment Project
Chairman Brown directed that with the completion of this project, it be removed from future agendas.
- b. Double R Lofts
Mr. Shaw reported no change had occurred in the project.
- c. Downtown Amarillo Inc. Consultant Planning Studies
Mr. Shaw reported no change had occurred in the project.
- d. Potter County Courthouse Streetscape
Mr. Shaw reported the project was ready to begin in earnest and may be complete by May. He reported the number of pedestrian lights would increase from 24 to 31 but the project budget was hopefully adequate as the funding was a not to exceed amount of \$745,000 and included a 7.5% contingency.

ITEM 7 Committee Reports:

Chairman Brown assigned additional responsibilities and tasks to the Marketing and Hotel Committee. He requested Paula Bliss, Chair of Marketing to develop a Annual Report which would include not only accomplishments but also a reminder of the goals and objectives of the TIRZ #1. Chairman Brown directed Carol Autry, Chair of the Hotel Development Committee and Sonya Letson to review all of the City and DAI's studies and reports for the downtown convention hotel and be prepared to brief the board on the status of the project.

- a. Marketing
- b. Hotel Development
- c. Subcommittee on Extensions

There are no reports from these committees.

ITEM 3 Discuss possible incentives to developers for public land.

Chairman Brown request City Attorney, Marcus Norris, to call an executive session for the purpose of briefing the TIRZ Board of Directors on downtown development/redevelopment studies, progress reports, plans and proposed projects pending before Downtown Amarillo Inc (DAI) and the TIRZ #1. Chairman Brown requested representatives from DAI and Center City to be included in the executive session. Marcus Norris called for an executive session at 12:19 pm under the provisions of Texas Government Code 551.071 and .087. The executive session was concluded at 1:02 pm.

ITEM 5 Consider development of a TIRZ incentive project for the installation of pedestrian lighting and associated power grid.

Vicki Covey, Assistant City Manager reported the pedestrian lighting inventory of 66 lights was on order and property owners had already expressed a need for 73 lights for various projects. She said this interest was unexpected when the bid was prepared and demonstrated support for the downtown streetscape concept. The City will be reordering lights. Ms. Covey reported discussions

with Xcel regarding the installation of a power grid in the streets at the curb line were continuing. She told the Board the grid would eventually simplify the metering of the pedestrian lights to the City.

ITEM 4 Consider a Streetscape Project to be funded with proceeds from the January 2011 TIRZ Certificates of Obligation.

Kelly Shaw, Planning Director, described the concept of an incentive project and the funding available from the certificates of obligation sold in January. Melissa Dailey, DAI Executive Director, requested the TIRZ Board wait six to nine months to allow the collaborative effort around the civic center to develop. She indicated TIRZ resources might be needed. The Board took no action on this matter.

ITEM 8 Public Comments

Chairman Brown reminded the members and those in the audience that the Board can take no action on matters presented or discussed. No comments were made.

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There being no further items before the Board, the meeting adjourned at 1:20 PM. All remarks are recorded and are on file in the Planning Department.