

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

On the 12th day of May, 2011, the Tax Increment Reinvestment Zone 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
Richard Brown, Chairman, City of Amarillo	Yes	40	36
Dr. David Woodburn, Amarillo College	Yes	2	1
Amarillo Hospital District Representative			
John Ben Blanchard, Amarillo Independent School District	Yes	15	14
Paula Bliss, City of Amarillo	No	40	36
Scott Bentley, City of Amarillo	Yes	3	3
James Wester, Panhandle Groundwater Conservation District	Yes	8	6
Carol Autry, Potter County	Yes	37	35
H.R. Kelley, Potter County	No	23	20
Sonya Letson, Potter County	Yes	40	33

Others Present:

Dean Frigo, Assistant City Manager for Finance
Kelley Shaw, Planning Director

Marcus Norris, City Attorney
Jan Williams, Recording Secretary

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

ITEM 1 Approve the minutes of the regular meeting of April 14, 2011.

Chairman Brown asked for corrections, deletions or changes to minutes and hearing none approved the April 14, 2011 minutes as submitted.

ITEM 2 Consider implementing City of Amarillo public comment policies during TIRZ #1 public meetings.

Motion was made by John Ben Blanchard, seconded by Carol Autry to adopt the City of Amarillo public comment policies and passed unanimously.

ITEM 3 Report on Polk Street United Methodist Church Streetscape Developer Agreement.

Chairman Brown advised Board members the Polk Street United Methodist Church (PSUMC) project is the first true grant type incentive to a specific project submitted to the TIRZ Board. Chairman Brown stated modifications were made to the Developer Agreement to remove wording related to an increase in the taxable value and property tax rebate. Also, provisions were incorporated as to payment procedures from TIRZ funds whether by lump sum upon completion or by periodic draws/progress payments. The PSUMC project will use the lump sum option not to exceed \$203,124 payable only when the project is completed as submitted to the TIRZ Board.

Alan Abrahamson, 7205 SW 35th Ave, stated his concerns regarding TIRZ funds being allocated to a tax exempt entity's project. He went on to state that the board needs to be cautious regarding the funding of future streetscape projects and be careful in distinguishing between public and private right-of-way.

ITEM 4 Report on the Amarillo Local Government Corporation (LGC).

Chairman Brown informed the Board the LGC was created by the City Commission and appointed 7 members – Richard Brown, Gary Pitner, Glenn Parkey, Ron Boyd, Jim Simms, Brian Eades and Les Simpson. He stated that, in general, the goal of LGC is to help make something happen in a positive way downtown by creating a catalyst to attract more private capital and thereby requiring fewer public dollars. Chairman Brown also stated the City, along with DAI, consulted with Wallace Bajjali Development Partners, and Wallace Bajjali is limited to looking into three major components and their effect in downtown Amarillo. 1.) Formation of a downtown hotel, either remodeling the Herring Hotel or new construction, 2.) Construction of a new parking garage, and 3.) Creating a multi-purpose events venue. Presently Wallace Bajjali has been focused on communicating to the issues to the public and keeping Amarillo citizens informed pertaining to future plans for the downtown area.

Marcus Norris advised the Board that Wallace Bajjali, under the Master Developer Agreement, must submit to the City Commission for consent, any final agreements related to the three components. Also, that a preliminary budget must be approved, and financing has to be agreed upon before going forward with any plan.

Chairman Brown mentioned that once the City Commission gives their approval on any component, the LGC will take over the management of the development and work with the private sector to fulfill the project.

ITEM 5 Report on status of projects:

a. Summary report on potential for TIRZ investment as recommended by Housing & Market, Land Use & Parking, Streetscape Design, and Hotel studies

Carol Autry , along with Sonya Letson, summarized previous studies and reports and gave an outline of items on which TIRZ funds could be spent. Ms. Autry stated the Downtown Housing Study encouraged evaluating the potential to acquire underutilized parcels for housing.

The Land Use & Parking Study suggested downtown Amarillo needs more structured parking for multi-use purposes and recommended building three public garages. Streetscape Design recommendations are now in the works with the Potter County Courthouse and also the Fisk Courtyard by Marriott. Ms. Autry further commented that the Downtown Convention Hotel Study illustrated a need for TIRZ funding because of a significant gap between the economic value of a hotel, based on cash flow, and the cost of the hotel.

Chairman Brown asked Ms. Autry and Ms. Letson how the TIRZ board can be most effective with TIRZ funds. Ms. Autry suggested the Board wait on the Wallace Bajjali project, look at additional streetscape projects which are vital to downtown growth and development, and also potential parking areas. Ms. Letson felt providing housing incentives for increased residential development could be the catalyst for jumpstarting downtown.

b. Potter County Courthouse Streetscape

Kelley Shaw reported Potter County has gone out to bid on the streetscape elements with all bids coming in substantially higher than the original \$745,000 approved contract amendment. Mr. Shaw also stated Potter County is ready to proceed with the streetscape elements but is currently trying to refine these costs with the bidders. Mr. Shaw stated that depending on the outcome, Potter County may have to eliminate some of the items that were presented due to lack of funds.

ITEM 6 Committee reports:

a. Marketing- Annual Report Draft

Sonya Letson reported on the Marketing Report and stated Carol Autry, Paula Bliss, Vicki Covey, Beth Duke and herself, decided it would be best to have a condensed, colorful, appealing 11 x 17 folded report with a letter from Chairman Richard Brown, a financial chart, historical background, and photos with descriptions.

b. Hotel Development – No report from this committee.

c. Subcommittee on Extensions – No report from this committee.

ITEM 7 Public Forum: At the end of today's meeting, those registered may speak about policies, programs, or services that are not listed as an item on today's agenda. Responses are limited to the following during the Public Forum:

1. Recite a policy or state a fact that may address or answer your concern.
2. Direct you to contact City staff for assistance.
3. Consider placing your topic on a future meeting agenda for full discussion.

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

Kathie Altman, 2105 S. Lipscomb, asked the Board if the purpose of the money spent on the PSUMC project is to raise property values in the neighborhood, since the church is tax-exempt. Chairman Brown stated the actual planned improvements are on the City's right-of-way and not

PSUMC's property. Chairman Brown went on to state that the improvements will enhance the value of surrounding properties, just as a City park enhances the value of land surrounding the park. Mr. Shaw also commented the project will promote a more pedestrian friendly environment.

Beth Duke, Executive Director, distributed the new schedule for High Noon on the Square, beginning in June on the Potter County Courthouse lawn, and also a Center City Dining Guide.

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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.