

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

On the 13<sup>th</sup> day of December, 2012, 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. 7<sup>th</sup> Street, Amarillo, Texas with the following members present:

Voting Members	Present	Meetings Held	Meetings Attended
Richard Brown, Chairman, City of Amarillo	Yes	55	51
Dr. David Woodburn, Amarillo College	Yes	17	9
Chuck Speed, Amarillo Hospital District	Yes	2	1
Anette Carlisle, Amarillo Independent School District	Yes	4	4
Jason Herrick, City of Amarillo	No	6	4
Scott Bentley, City of Amarillo	Yes	18	18
James Wester, Panhandle Groundwater Conservation District	Yes	23	15
Carol Autry, Potter County	Yes	52	47
H.R. Kelly, Potter County	Yes	38	35
Willie Quintero, Potter County	Yes	2	2

Others Present:

Vicki Covey, Assistant City Manager for Public Services      Claud Drinnen, Deputy City Attorney  
 Kelley Shaw, Planning Director    Jan Sanders, Recording Secretary

Chairman Brown opened the meeting at 12:07 PM, established a quorum and conducted the consideration of the following items listed below.

ITEM 1 Approve the minutes of the meeting of November 8, 2012.

Chairman Brown asked for corrections, deletions or changes to the minutes of November 8, 2012. Hearing none, the minutes were approved as submitted.

ITEM 2 Discuss and consider a request from Jamal Enterprises, LP for TIRZ incentives associated with development of a Toot'n Totum convenience store in the vicinity of Buchanan Street and 10<sup>th</sup> Avenue.

Kelley Shaw presented the request from Jamal Enterprises for a tax rebate agreement. Mr. Shaw further explained the 90% tax rebate takes effect upon completion of the project, and after the developer pays the property taxes each year. The rebate will have a term of 20 years.

Greg Mitchell, President of Toot'n Totum, described the estimated \$3,089,000 Buchanan St and 10<sup>th</sup> Ave project, with an expected completion date of May, 2013. The project consists of a 24-hour, single-level retail convenience store, fueling island, and parking for four buses and commercial vehicles. The site will include new sidewalks, 35 trees, and 21 pedestrian lights encompassing the entire block and conforming to the Downtown Amarillo Urban Design Standards. Mr. Mitchell stated due to the increase in development related expenses, Jamal Enterprises respectfully requests approval of the tax rebate agreement.

Chairman Brown asked Claud Drinnen, Deputy City Attorney, to begin the executive session. Mr. Drinnen called for an executive session, at 12:30 PM, (i) to discuss the commercial or financial information received from an existing business or business prospect, per Texas Government Code section 551.087, as related to proposed projects for downtown development. Chairman Brown requested Greg Mitchell, all Toot'n Totum representatives, and Richard Sims of Lavin Architect be included in the executive session. The executive session concluded at 1:10 PM.

Chairman Brown reopened the public meeting. No further discussion or comments were made.

Motion was made by H.R. Kelly, seconded by Dr. David Woodburn, to approve the Jamal Enterprises, LP application as submitted with the amendment to include bulb-outs along the NE and SE corner of the project. The motion carried unanimously.

ITEM 3 Report on status of TIRZ #1 Projects:

- a. Polk Street Methodist Church Streetscape Project – No Report
- b. Vineyard Manor Apartments/Streetscape Project  
Mr. Shaw stated the streetscape has been completed and receipts should be forthcoming shortly for final payment.
- c. Downtown Athletic Club Parking Lot/Streetscape Project – No Report
- d. Downtown Amarillo, Inc. Studies – No Report

ITEM 4 Public Forum.

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

ITEM 5 Discuss Items for Future Agendas.

No items were mentioned.

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There being no further items before the Board, the meeting adjourned at 1:17 PM. All remarks are recorded and are on file in the Planning Department.