

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

On the 8th day of September, 2016, 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
Scott Bentley, Chairman, City of Amarillo	Yes	40	39
Jason Herrick, Vice-Chairman, City of Amarillo	No	28	17
Dr. David Woodburn, Amarillo College	Yes	39	28
Smith Ellis, Amarillo Hospital District	No	10	2
Scott Flow, Amarillo Independent School District	Yes	9	8
Kimberly Warminski, Panhandle Groundwater Conservation Dist	Yes	3	3
Nick Ward, Potter County	Yes	15	15
Leon Church, Potter County	Yes	15	14
Judge Thomas Jones, Potter County	No	15	11
Joseph Peterson, Jr., City of Amarillo	Yes	4	4

Others Present:

Bob Cowell, Deputy City Manager
Laura Storrs, Finance Director
Jan Sanders, Recording Secretary

Bryan McWilliams, Deputy City Attorney
AJ Fawver, Planning Director

Chairman Bentley opened the meeting at 12:02 PM, established a quorum and conducted the consideration of the following items listed below. Chairman Bentley advised some items would be taken out of order on today’s agenda. The order would be as follows: Items 1, 3, 4, 2, 5, followed by the Executive Session.

ITEM 1 Approve the minutes of the meeting of August 11, 2016.

Chairman Bentley asked for corrections, deletions or changes to the minutes of August 11, 2016. Motion was made by Mr. Flow, seconded by Mr. Peterson, to approve the minutes as submitted. Motion passed unanimously.

ITEM 3 Consideration of Center City TIRZ #1 Investment Policy.

Ms. Storrs informed the Board the Texas Public Funds Investment Act requires an annual review of the TIRZ #1 Investment Policy. Ms. Storrs advised the City of Amarillo does their own Investment Policy review and the City’s policy and the TIRZ’s policy actually mirror each other.

The majority of the changes are actually housekeeping changes, whereby, items listed were duplicates or redundant. Chairman Bentley asked if there were any material changes the Board needs to be aware of. Ms. Storrs advised there were no material changes, but a couple of new items had been added. For example, Page 6, Competitive Bidding is now listed as it is something the City of Amarillo has been doing for years but has not been listed in the Policy.

Motion was made by Dr. Woodburn, seconded by Mr. Ward, to approve the revised TIRZ #1 Investment Policy as submitted. Motion passed unanimously.

ITEM 4 Presentation of the June 30, 2016 quarterly financials.

Ms. Storrs distributed a revised June 30, 2016 quarterly financials to the Board, one that reflected the budget amendment that was made in the August, 2016 meeting. Ms. Storrs reported total assets of \$4,001,147 for the third quarter. Total revenues are \$662,244 with total operating expenditures of \$132,427, leaving an excess of \$529,187, plus a beginning of the year fund balance of \$3,471,330. At June 30, 2016, the quarter ended with a fund balance of \$4,001,147. Ms. Storrs advised the budget amendment item mentioned is listed under the Budget column, Revenues and Long Term Debt Proceeds of \$1,850,000. This item reflects the loan from the City of Amarillo to TIRZ. Also, under Expenditures, the Debt Service amount is \$325,374 to reflect the increase in the amount of debt owed on this loan.

Motion was made by Mr. Church, seconded by Mr. Flow, to approve the June 30, 2016 quarterly financials as submitted. Motion passed unanimously.

ITEM 2 Discuss and consider an application for TIRZ incentives associated with the site improvements located at 914 S. Tyler Street.

Chairman Bentley advised Austin Sharp will be presenting his request for TIRZ incentives at 914 S. Tyler Street.

Mr. Sharp, representing the Mays Foundation (Foundation), stated the Foundation is a non-profit corporation which solely invests back into charities throughout Amarillo. Mr. Sharp commented the \$53,500 project is proposing to use the same landscaping, light poles, concrete work and brick pavers as The Lofts on 10th. The improvements will wrap around the corner of S. Tyler Street and follow the Downtown Urban Design Standards. Mr. Sharp advised the Foundation is asking for TIRZ assistance of up to \$50,000 for these improvements. Mr. Cowell reminded the Board of their participation in The Lofts on 10th \$2.3 million dollar project. In November of 2015, the Board approved a 90% property tax rebate for the project. Mr. Cowell stated the landscaping portion of the project was not included in the original redevelopment piece and would be viewed as an add-on to the project.

Motion was made by Mr. Church, to approve the site improvements, up to \$50,000, at 914 S. Tyler, and seconded by Mr. Flow. Motion passed unanimously.

ITEM 5 Report on Status of Projects:

a. Downtown MPEV

Mr. Cowell advised bids have been received for the asbestos abatement and demolition of the main Coca Cola buildings. City Council will be awarding the contract in the near future and demolition should proceed shortly thereafter.

b. Downtown Parking Garage

Mr. Cowell stated the parking garage continues under construction, and the parking control systems have recently gone out for bid. The Local Government Corporation continues their negotiations with Bob Garrett regarding the management of the retail space. Mr. Cowell advised TxDOT has postponed the Buchanan streetscape project until February, 2017, with plans for completion by the opening of the downtown hotel.

Mr. Cowell introduced and welcomed AJ Fawver, Planning Director, to the Board.

Chairman Bentley asked Mr. McWilliams, to begin the executive session. Mr. McWilliams announced an executive session, at 12:29 PM.

EXECUTIVE SESSION

Board may convene in Executive Session to receive reports on or discuss any regular meeting items under the following exceptions to the Open Meetings Act:

- (1) Sec. 551.071 – Consult with the attorney on a matter in which the attorney’s duty to the governmental body under the Texas Disciplinary Rules of Professional conduct conflicts with this chapter.
- (2) Sec. 551.087 – Discuss commercial or financial information received from an existing business or business prospect with which the TIRZ is negotiating for the location or retention of a facility, or for incentives the TIRZ is willing to extend, or financial information submitted by same.
- (3) Sec. 551.072 – Discuss the purchase, exchange, lease, sell, or value of real property and public discussion of such would not be in the best interests of the TIRZ’s bargaining position.

The executive session concluded at 12:53 PM.

ITEM 6 Public Forum.

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

Beth Duke, Executive Director, Center City, was pleased to announce the Texas Commission on the Arts approved Amarillo as a Certified Cultural District. Ms. Duke expressed the success of the Create! 2016, the first downtown family arts festival that was held on August 20th. Ms.

Duke also stated the Amarillo Community Market's first year has been very successful and will be wrapping up October 1, 2016. The Market averaged 75 vendors with plans to expand the dates next summer.

ITEM 7 Discuss Items for Future Agendas.

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There being no further items before the Board, the meeting adjourned at 1:00 PM. All remarks are recorded and are on file in the Planning Department.