

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

On the 14<sup>th</sup> day of February, 2019, the Center City Tax Increment Reinvestment Zone No. 1 Board met in a regularly scheduled meeting at 12:00 PM, in Room 306 of City Hall, at 601 South Buchanan Street, Amarillo, Texas with the following members present:

Voting Members	Present	Meetings Held	Meetings Attended
Dean Frigo, Chairman, Amarillo Hospital District	Yes	13	11
Austin Sharp, City of Amarillo	Yes	9	8
Johnny Mize, Amarillo College	Yes	3	3
Gus Trujillo, City of Amarillo	Yes	1	1
Scott Flow, Amarillo Independent School District	Yes	23	20
Kimberly Warminski, Panhandle Groundwater Conservation Dist	No	17	15
Tad Fowler, Potter County	Yes	11	10
Leon Church, Vice-Chairman, Potter County	No	29	25
Judge Thomas Jones, Potter County	No	29	14
Joseph Peterson, Jr., City of Amarillo	Yes	18	17

**Staff Present:**

Michelle Bonner, Deputy City Manager; Andrew Freeman, Director of Planning and Development Services; Wes Luginbyhl, Senior Planner; Bryan McWilliams, City Attorney; Jan Sanders, Assistant City Secretary

Chairman Frigo opened the meeting at 12:09 PM, established a quorum and conducted the consideration of the following items listed below.

**ITEM 1 Approve the minutes of the meeting of December 13, 2018.**

Chairman Frigo asked for corrections, deletions or changes to the minutes of December 13, 2018. Motion was made by Mr. Flow, seconded by Mr. Peterson, to approve the minutes as submitted. Motion passed unanimously.

Chairman Frigo advised the Executive Session would be held at the end of the meeting.

**ITEM 2 Update on Downtown Plans Review Committee Progress.**

Mr. Freeman advised the committee met in January. His staff is compiling the redlines and suggestions to bring before the following boards: Downtown Amarillo, Inc., Center City, TIRZ #1, and the Board of Review for Landmarks, Historic Districts, and Downtown Design. The Board of Review will review the recommended downtown design changes, followed by a public meeting before presenting the item to City Council. Mr. Freeman feels this process should be complete in 45-60 days. Mr. Freeman advised there were no major changes in the Strategic Action Plan, but rather what has been achieved, prioritizing the needs and goals, along with working with property owners concerning the variance process. The committee is recommending removing the curb extension requirement, will leave as an option, but will not be encouraged due to the cost incurred with drainage and repair of the streets. Mr. Freeman stated he plans to bring an update at the next TIRZ board meeting.

ITEM 3 Update on extension of TIRZ #1.

Mr. Freeman stated City Council discussed the item in their February 12<sup>th</sup> meeting. The item proposes a 50% participation rate for an additional 20 years. The general consensus of the City Council felt comfortable on the participation rate and advised going forward with discussions with the other taxing entities before bringing the item back to City Council. Mr. Freeman advised he will set up the meetings with all taxing entities, as well as review the existing agreements.

ITEM 4 Public Forum.

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

Gary Jennings, 4503 Greenwich, stated he owns 75% of the block between 9<sup>th</sup> & 10<sup>th</sup> and Jackson & Van Buren. Mr. Jennings stated in the future, he might request help from the TIRZ board in meeting with Potter County concerning the purchase of the remaining lots on this block.

Beth Duke, Executive Director of Center City of Amarillo, stated summer of 2019 will mark the 4<sup>th</sup> year of the Amarillo Community Market and applications will be accepted beginning February 15<sup>th</sup>. Ms. Duke invited the board to attend the grand opening and public tours of the Harrington Academic Hall WTAMU Amarillo Center on March 6<sup>th</sup>.

Chairman Frigo introduced Gus Trujillo, newest board member.

Chairman Frigo asked Mr. McWilliams, to begin the executive session. Mr. McWilliams announced an executive session, at 12:19 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. 551.087 – 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.

- (a) Economic development incentive request in the vicinity of SW. 7<sup>th</sup> Ave. and S. Tyler St.
- (b) Economic development incentive request in the vicinity of E. 8<sup>th</sup> Ave. and S. Johnson St.

The executive session concluded at 12:54 PM.

ITEM 5 Discuss Items for Future Agendas.

The following were discussed as possible items to be included on future agendas: presentation of the audit; and the downtown plans review item. Mr. Freeman advised the next regularly scheduled meeting would be on March 14, 2019.

There being no further items before the Board, the meeting adjourned at 12:56 PM. All remarks are recorded and are on file in the City Manager Department.



Dean Frigo, Chairman