

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

On the 17th day of May, 2018, the East Gateway Tax Increment Reinvestment Zone No. 2 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
Patrick Miller, Amarillo College	Yes	2	2
Dean Frigo, Amarillo Hospital District	Yes	7	7
Cristie Wilkinson, Amarillo Independent School District	Yes	4	3
Christopher Reed, City of Amarillo	Yes	7	6
John Attebury, City of Amarillo	Yes	3	3
Jeremi Young, City of Amarillo	No	7	5
Joy Shadid, Panhandle Groundwater District	No	7	3
Helen Burton, Potter County	No	7	5
Mercy Murguia, Chairman, Potter County	Yes	7	7
Pam Sirmon, Potter County	No	3	1

Staff present:

Jared H. Miller, City Manager; Michelle Bonner, Deputy City Manager; Bryan McWilliams, Interim City Attorney; Andrew Freeman, Economic Development Manager; Cris Valverde, Economic Development Specialist; Jan Sanders, Assistant City Secretary.

ITEM 1. Minutes. Chairman Murguia called the meeting to order at 12:00 P.M. Chairman Murguia asked for corrections, deletions or changes to the minutes of April 19, 2018. Motion was made by Mr. Reed, seconded by Mr. Frigo, to approve the minutes as submitted. Motion passed unanimously.

Chairman Murguia advised Item 2 would be taken before the executive session.

ITEM 2. Discuss and consider taking action on an application for TIRZ incentives associated with a project in the vicinity of 7775 Interstate 40, also known as PRAD Property ID R-001-5500-0530.0. Mr. Freeman gave a brief description of the application for a banquet hall events facility, and introduced applicant, Dipak Patel. Mr. Patel advised he plans to build an event center between the existing Big Texan and the two hotels, Hampton Inn & Suites and the Holiday Inn. The event center will reside on 6.25 acres, will consist of 30,000 sq. ft., 450 parking spaces, with walk ability between the existing venues. Mr. Patel stated he is requesting \$2 million in TIF funding. Chairman Murguia commented the application shows a \$6 million cost for the banquet facility, and inquired as to the plans for the requested \$2 million TIF funds. Mr. Patel stated the actual cost will be between \$6.5 - \$7 million, and the TIF funds would be used to construct the parking lot, lights, streetscape and landscaping.

Chairman Murguia 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 7775 Interstate 40.

The executive session concluded at 1:09 PM.

No action was taken.

ITEM 3. Update and Discussion on Concept Plan for the TIRZ #2 Athletic Facility. Mr. Freeman stated after visiting with Fieldhouse USA, they are happy to set up a tour of their facility for the TIRZ Board. Mr. Freeman advised conversations continue with Lavin Architects in regards to the concept plan. Next step will be to meet with some of the stakeholders, such as Kids Inc., the Parks & Recreation Department, and landowners for further discussions pertaining to the site.

ITEM 4. Update and Discussion Related to Projects Taking Place in TIRZ #2. Mr. Freeman advised there were no additional updates on projects. Additional conversations are on-going with Chevron, and seem favorable with the possibility of selling the site for future development.

ITEM 5. Update on TxDOT Projects along I-40 adjacent to TIRZ #2 area. Mr. Freeman advised no new updates on TxDOT projects, but work will begin on the south side of the interstate.

ITEM 6. Public Forum. Russell Sahm, property owner within the TIRZ #2 area, stated he has always had a vision for development on the east side, and believes Amarillo is an important overnight stop for travelers.

ITEM 7. Discuss items for future agendas and future meeting date. No items were discussed as possible items to be included on future agendas. The next meeting is scheduled for June 21, 2018.



Mercy Murguia, Chairman