

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

On the 21st day of June, 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	No	3	2
Dean Frigo, Amarillo Hospital District	Yes	8	8
Cristie Wilkinson, Amarillo Independent School District	Yes	5	4
Christopher Reed, City of Amarillo	Yes	8	7
John Attebury, City of Amarillo	Yes	4	4
Jeremi Young, City of Amarillo	Yes	8	6
Joy Shadid, Panhandle Groundwater District	No	8	3
Helen Burton, Potter County	No	8	5
Mercy Murguia, Chairman, Potter County	Yes	8	8
Pam Sirmon, Potter County	Yes	4	2

Staff present:

Andrew Freeman, Director of Economic Development and Intergovernmental Affairs; Cris Valverde, Economic Development Specialist; Bryan McWilliams, Interim City Attorney; 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 May 17, 2018. Motion was made by Mr. Reed, seconded by Ms. Wilkinson, to approve the minutes as submitted. Motion passed unanimously.

Taken out of order.

ITEM 3. 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. Dipak Patel asked the board for 2 million in TIRZ incentives to help with a banquet hall events facility at this location. Chairman Murguia inquired when Mr. Patel expects the project will be completed. Mr. Patel stated if the project is approved, he plans to begin moving dirt approximately 10 days afterwards, with an expected 1 year completion date. Mr. Young inquired what type of events will be held at the facility. Mr. Patel stated he plans to build a 30,000 sq ft facility which will host a variety of larger conventions.

Chairman Murguia asked Mr. McWilliams, to begin the executive session. Mr. McWilliams announced an executive session, at 12:05 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 12:16 PM.

Mr. Frigo made a motion to approve the item using a step down incentive approach over 10 years. Year 1 will begin with a 90% property tax rebate stepping down 10% annually, but with the final year at 5%, and be contingent on a certificate of occupancy within one year after City Council approval. Motion was seconded by Mr. Reed, and passed unanimously.

ITEM 2. Discussion regarding City of Amarillo comprehensive guidelines and criteria for economic development incentives. Mr. Freeman presented the comprehensive guidelines and criteria for economic development incentives, asking the board to review and provide feedback if any changes are needed. Mr. Freeman stated he plans to present the guidelines to City Council in the upcoming weeks.

ITEM 4. Update and discussion on concept plan for the TIRZ #2 athletic facility. Chairman Murguia advised meetings continue with Lavin Architects, as well as the larger property owners within the TIRZ. Mr. Freeman stated the next step will be to meet with the stakeholders, such as Kids, Inc., as well as the new Parks & Recreation Director for their feedback. Chairman Murguia asked if a formal list of stakeholders could be provided to the board. Mr. Freeman advised he will compile the list. Mr. Freeman mentioned Mr. Attebury, Mr. Frigo and Chairman Murguia have expressed interest in touring the Fieldhouse USA facility.

ITEM 5. Update and discussion related to projects taking place in TIRZ #2. Mr. Freeman advised there are no additional updates on projects. Chairman Murguia mentioned inviting the board members to Mr. Patel's groundbreaking, as this will be the TIRZ #2 first project.

ITEM 6. Update on TxDOT Projects along I-40 adjacent to TIRZ #2 area. Mr. Freeman advised there no new updates on TxDOT projects.

ITEM 7. Public Forum. No comments were made.

ITEM 8. Discuss items for future agendas and future meeting date. The following were discussed as items to be included on future agendas: update on Dipak Patel's project; concept plan and keeping the TxDOT projects and update/discussion of projects taking place in TIRZ #2 as standing items. The next meeting is scheduled for July 19, 2018.



Mercy Murguia, Chairman