

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

On the 30<sup>th</sup> day of August, 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. 7<sup>th</sup> Street, Amarillo, Texas with the following members present:

Voting Members	Present	Meetings Held	Meetings Attended
Patrick Miller, Amarillo College	N	4	2
Dean Frigo, Amarillo Hospital District	Y	9	9
Cristie Wilkinson, Amarillo Independent School District	Y	6	5
Christopher Reed, City of Amarillo	N	9	7
John Attebury, City of Amarillo	Y	5	5
Jeremi Young, City of Amarillo	N	9	6
Joy Shadid, Panhandle Groundwater District	Y	9	4
Helen Burton, Potter County	Y	9	6
Mercy Murguia, Chairman, Potter County	Y	9	9
David Walker, Potter County	Y	1	1

Staff present:

Jared Miller, City Manager; Michelle Bonner, Deputy City Manager; Andrew Freeman, Director of Planning and Development Services; Cris Valverde, Assistant Director of Planning and Development Services; Leslie Schmidt, Senior Assistant 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 June 21, 2018. Motion was made by Ms. Wilkinson, seconded by Ms. Burton, to approve the minutes as submitted. Motion passed unanimously.

**ITEM 2.** Discuss and consider FY 2018-19 Tax Increment Reinvestment Zone #2 Annual Budget. Ms. Bonner presented the proposed annual budget, advising beginning cash is \$10,637, revenue from the four participating taxing entities is \$101,255, for total revenue of \$101,355. Ms. Bonner stated expenditures are projected at \$31,925, leaving ending cash of \$80,067. Motion was made by Mr. Attebury, seconded by Ms. Wilkinson, to approve the FY 2018-19 Tax Increment Reinvestment Zone #2 Annual Budget as presented. Motion passed unanimously.

**ITEM 3.** Discussion regarding City of Amarillo Comprehensive Guidelines and Criteria for Economic Development Incentives. Mr. Freeman advised he is coordinating with Amarillo College as well as Potter and Randall County, to place this item on their prospective agendas. The item will be for input from the board members and to discuss the possibility of adopting similar policies which create a regional effort for developmental guidelines. Mr. Miller stated the goal is to have a standard and consistent policy, across all jurisdictions, regardless of which governing body is approached for incentives. Chairman Murguia inquired if the document contained language

whereby TIRZ #2 could still incentivize if all criteria is not met. Mr. Freeman stated on page 8 and 9 in the first sentence, the last paragraph states, "However, in the case of extraordinary opportunities that will have a major impact on the economy within the community, the Amarillo City Council reserves the right to vary from these metrics." Chairman Murguia asked if the word "extraordinary" was possibly too lofty. Mr. Miller suggested inserting "uniquely beneficial", thus allowing the applicant the opportunity to explain why their project is deserving of the exception.

ITEM 4. Update and discussion on concept plan for the TIRZ #2 athletic facility. Mr. Freeman stated a meeting has occurred with the Big Texan group, who seem interested in the concept plan, and advised they do not have any immediate plans for their restaurant. A meeting was held with Kids, Inc. about their facilities, their role in the City, stating they feel Amarillo has more of a demand for outside fields. Mr. Freeman advised he has visited briefly with George Chapman, with plans to meet about the bigger picture of the TIRZ #2. A brief conversation has been had with Chevron and how their property could fit into the overall picture. Further discussions will be on-going. Mr. Freeman provided a list of possible stakeholders for the board's review.

ITEM 5. Update and discussion related to projects taking place in TIRZ #2. Mr. Freeman advised Dipak Patel withdrew his incentive request stating Mr. Patel did not feel it was the right time for this type of facility. Mr. Freeman stated in regards to City of Amarillo projects, the sewer line is approximately 90 days away from being completed, the water line has a preliminary design, but will remain on hold until more definitive plans are made for the sight, and a preliminary plan for drainage has been prepared, but is also on hold until the Lee family completes their drainage plan for their property.

ITEM 6. Update on TxDOT Projects along I-40 adjacent mercy TIRZ #2 area. Mr. Freeman advised TxDOT has not started work on the I-40 bridges, and traffic has been shut down to one lane to begin work on the ramps and access roads.

ITEM 7. Public Forum. Dan Quandt, Vice President of the Convention and Visitor Council (CVC) expressed the CVC's excitement about the potential within the TIRZ #2 boundary.

ITEM 8. Discuss items for future agendas and future meeting schedule. The following were discussed as items to be included on future agendas: possibility of adding two additional board members to the executive committee to meet with the stakeholders.

Chairman Murguia welcomed and introduced new board member, David Walker, Potter County appointee, to the board.

Mr. Freeman inquired if Thursdays at noon is still the best day and time for board meetings. The general consensus was to leave the meeting date and time the same.

  
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Mercy Murguia, Chairman