

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

On the 9th day of August, 2018, 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 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	51	50
Austin Sharp, City of Amarillo	No	6	5
Dr. David Woodburn, Amarillo College	No	50	34
Dean Frigo, Amarillo Hospital District	Yes	10	9
Scott Flow, Amarillo Independent School District	Yes	20	17
Kimberly Warminski, Panhandle Groundwater Conservation Dist	Yes	14	13
Tad Fowler, Potter County	Yes	8	7
Leon Church, Vice-Chairman, Potter County	Yes	26	23
Judge Thomas Jones, Potter County	No	26	14
Joseph Peterson, Jr., City of Amarillo	No	15	14

Staff Present:

Michelle Bonner, Deputy City Manager; Andrew Freeman, Director of Planning and Development Services; Cris Valverde, Assistant Director of Planning and Development Services; Bryan McWilliams, City Attorney; Jan Sanders, Assistant City Secretary

Chairman Bentley opened the meeting at 12:07 PM, established a quorum and conducted the consideration of the following items listed below.

ITEM 1 Approve the minutes of the meeting of July 12, 2018.

Chairman Bentley asked for corrections, deletions or changes to the minutes of July 12, 2018. Motion was made by Mr. Flow, seconded by Mr. Church, to approve the minutes as submitted. Motion passed unanimously.

ITEM 2 Discuss and consider FY 2018-19 Center City Tax Increment Reinvestment Zone #1 Annual Budget.

Ms. Bonner reported the 2018/2019 certified values from PRAD, from the four participating taxing entities, are included in the proposed budget. The values reflect revenue at \$959,595, an additional \$3,500 in interest earnings for a balance of \$963,095 in total revenues. Total expenses reflect \$1,029,565 which include lowering the community projects line item from \$125,000 to \$100,000. Ms. Bonner stated the fund balance is now \$411,635. Motion was made by Mr. Church, seconded by Mr. Frigo, to approve the TIRZ #1 FY 2018-19 annual budget. Motion passed unanimously.

ITEM 3 Discussion and possible direction regarding extending the term of the Center City Tax Increment Reinvestment Zone #1.

Mr. Freeman presented projections extending the TIRZ #1 term, for an additional 20 years, at 50% and 25% participation rates. Mr. Freeman advised there is still a lot to accomplish, such as additional streetscape, along with additional residential development. Mr. Church stated he feels the TIRZ has proven to be successful, and feels Potter County would strongly consider extending the term. Mr. Fowler agreed with this statement. Chairman Bentley mentioned having Mr. Freeman present, to the taxing entities, the graph outlining the past 12 years of TIRZ #1, which reveals before the creation of the TIRZ through current projects. Mr. Flow stated it takes time to gain momentum, and the TIRZ has grown just like the projections. General consensus of the board recommended taking the item to the City Council with the recommendation of extending the term of TIRZ #1 with a 50% participation rate.

ITEM 4 Discussion regarding downtown parking meter implementation plan.

Mr. Freeman presented a downtown parking meter implementation plan, stating City Council has given direction to proceed with the plan. Parkmobile, LLC, the operator, is a cloud-based/app-based system which mainly consists of signage with no physical parking meters. Mr. Freeman provided a map, which outlined different parking zones, which currently encompasses a 90-block area, and rates within the downtown area. Further discussions will be held with City Council to determine the set parking zone as well as the rates. Mr. Frigo inquired where the revenue would be used. Mr. Freeman stated the revenue will be a source for future parking and striping needs, wayfinding signage, as well as paying for the enforcement officer(s). Mr. Flow inquired if the businesses were giving push-back saying their customers would not want to pay to park. Mr. Freeman stated the study and research provided shows paid parking actually helps businesses, due to the fact the spaces are turned over more frequently. Mr. Church stated he does not have a problem with paid parking, but felt Potter County will need to discuss what should happen with the lots owned by the county.

ITEM 5. Discussion regarding City of Amarillo Comprehensive Guidelines and Criteria for Economic Development Incentives.

Mr. Freeman inquired if the board had any additional feedback from the draft document that was provided. Mr. Freeman stated he is coordinating with Amarillo College as well as Potter and Randall County, to place this item on their prospective agendas. Mr. Flow stated he feels there needs to be incentives for a variety of businesses. Mr. Freeman mentioned page 8 under infill redevelopment or revitalization of older properties includes addresses businesses with minimum staff. Mr. Church inquired who follows-up with businesses in following the required guidelines to continue receiving the abatements. Mr. Freeman advised the Amarillo Economic Development Corporation (AEDC) follows-up on the larger incentivized projects, certifying the businesses are meeting their annual job quotas. The TIRZ projects are more flexible depending on the agreement. Mr. Bentley inquired if he document contained language whereby TIRZ #1 could still incentivize if all the criteria is not met, or possibly extend the term from the 10 years. Mr. Freeman stated on page 8, the last paragraph, "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." The general goal is to use the 10 year period, but this language gives the TIRZ board guidelines and allowances for extenuating circumstances to exceed that timeline. Mr. Freeman stated the overall goal is to have a standard and consistent policy, across all jurisdictions, regardless of which governing entity is approached for incentives. Mr. Frigo stated as long as the TIRZ #1 can meet the goals established by the board, he agrees with proceeding with the document.

ITEM 6 Discussion and selection of Board Members to serve on Downtown Plans Review Committee.

Mr. Freeman advised after a work session item with City Council, Council has asked for a 11 member body to serve on the Downtown Plans Review Committee, with two members from this board. Mr. Freeman mentioned one priority is bringing in a downtown grocery store. Chairman Bentley suggested seeing if Austin Sharp would be interested in serving. Mr. Church suggested seeing if Joseph Peterson would also be interested in serving.

ITEM 7 Report on Status of Projects:

a. Downtown Multi-Purpose Event Venue Update

Mr. Freeman advised the Multi-Purpose Event Venue is progressing on schedule with the projected opening day of April 2019. Mr. Freeman stated sod should be laid in the next couple of months.

ITEM 8 Public Forum.

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

No comments were made.

ITEM 9 Discuss Items for Future Agendas.

The following were discussed as possible items to be included on future agendas: a presentation from previously TIRZ #1 funded projects and the current status of each project.

Mr. Freeman announced his new title along with the promotions for Cris Valverde and Bryan McWilliams.

There being no further items before the Board, the meeting adjourned at 1:10 PM. All remarks are recorded and are on file in the City Manager Department.



Scott Bentley, Chairman