

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

On the 8th day of November, 2018, the 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	52	51
Austin Sharp, City of Amarillo	Yes	7	6
Johnny Mize, Amarillo College	Yes	1	1
Dean Frigo, Amarillo Hospital District	No	11	9
Scott Flow, Amarillo Independent School District	Yes	21	18
Kimberly Warminski, Panhandle Groundwater Conservation Dist	Yes	15	14
Tad Fowler, Potter County	Yes	9	8
Leon Church, Vice-Chairman, Potter County	Yes	27	24
Judge Thomas Jones, Potter County	No	27	14
Joseph Peterson, Jr., City of Amarillo	Yes	16	15

Staff Present:

Jared Miller, City Manager; 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 Bentley opened the meeting at 12:04 PM, established a quorum and introduced Johnny Mize, Amarillo College representative, to the Board. Chairman Bentley then conducted the consideration of the following items listed below.

ITEM 1 Approve the minutes of the meeting of August 9, 2018.

Chairman Bentley asked for corrections, deletions or changes to the minutes of August 9, 2018. Motion was made by Mr. Fowler, seconded by Mr. Church, to approve the minutes as submitted. Motion passed unanimously.

ITEM 2 Presentation of the June 30, 2018 Quarterly Financials.

Ms. Bonner reported total assets of \$3.2 million at June 30, 2018, liabilities in the amount of \$1.4 million, which include the loan to the City of Amarillo, for a net position of \$1.9 million. Ms. Bonner advised the Income Statement reveals total revenues of \$724,183. Total operating expenditures are \$343,157, commitments from previous years are \$100,000, and Ms. Bonner stated the amount has since been remitted before year end. An excess of revenues over expenditures was \$281,026 at the end of the third quarter. A detailed table of commitments was included in the presentation. Ms. Bonner stated a draft of the September 30, 2018 quarterly financials would be sent to the board. Mr. Mize inquired if the commitments are listed as liabilities. Ms. Bonner stated the commitments are dollars the TIRZ has entered into under Developer Agreements, and are detailed in the annual audit, not shown as liabilities, but as commitments.

ITEM 3 Discussion and consider an application for TIRZ incentives associated with a project in the vicinity of SW 10th Avenue and S. Harrison Street intersection.

Jeremi Young, applicant (DHY Enterprises, LLC), advised the project is for the renovation of a 9,343 square foot building located at 300 SW 10th Avenue. The proposed \$1.3 million project has plans for seven commercial units, approximately 1,340 to 1,400 square feet each or could be combined for larger spaces. Mr. Young stated his company is requesting \$97,000 in grant funds along with \$95,000 tax abatements over a 10 year period.

Chairman Bentley asked Mr. McWilliams, to begin the executive session. Mr. McWilliams announced an executive session, at 12:20 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 10th Avenue and S. Harrison Street intersection.

The executive session concluded at 12:40 PM.

Mr. Flow inquired about the parking situation. Mr. Young stated within a one block radius, there are approximately 40 on-street parking spaces, and discussions of sharing parking have occurred with Dr. and Mrs. Jennings, and First Presbyterian Church. Mr. Flow also inquired if the project will go forward if the board does not approve the requests. Mr. Young stated his company does not expect this project to cash flow for a few years, even with both incentives, but the company is looking at this project as a long term project, and plans to proceed with or without TIRZ incentives.

Motion was made by Mr. Church, seconded by Mr. Peterson, to approve a \$35,000 grant toward streetscape improvements, plus a 70% property tax rebate for 10 years, associated with a project in the vicinity of SW 10th Avenue and S. Harrison Street intersection. Motion passed unanimously.

ITEM 4 Discussion and possible direction to staff for Traffic Study of 10th Avenue.

Mr. Freeman stated support letters from property owners requesting a traffic study along 10th Avenue, are included in the agenda packets. Some of the concerns mentioned are increased traffic, and excessive speed. Dr. Jennings stated 10th Avenue is the main east/west corridor into downtown. Dr. Jennings suggested creating a road diet, which slows traffic, and in turn creates a safer more pedestrian friendly downtown. Mr. Freeman advised per the board's direction, city staff, along with Interim Traffic Engineer Kyle Schniederjan, and the Traffic department would work with the consultant to determine the footprint of the area along with extent and impact of such a study. Board members expressed their support in going forward with a traffic study.

ITEM 5 Update and Discussion on past TIRZ funded projects – the Firestone.

Sally Jennings, co-owner of the Firestone, thanked the board and the community for their support of the Firestone project. Ms. Jennings stated their tenants range in age from 20-60, and currently one apartment is unoccupied. Chairman Bentley thanked Dr. and Mrs. Jennings for their vision in such a worthwhile project.

Timothy Ingalls, Chairman of the Pedestrian and Bicycle Safety Committee, advised a road diet study is ongoing from Tyler and Harrison Streets, between 34th and 16th Avenue, and voiced his support for the traffic study.

ITEM 6 Discussion regarding Wayfinding Signage.

Mr. Freeman stated Mayor Nelson is onboard with going forward with the Wayfinding Signage. Representatives from Center City, TIRZ, and City staff will be working with a local architect on the project. Mr. Freeman reminded the board of the \$125,000 that had been set aside for this project.

ITEM 7 Discussion regarding AJ Swope Plaza project.

Mr. Freeman gave a brief presentation on the AJ Swope Plaza project, located on city property and just southeast of the Multi-Purpose Events Venue (MPEV), which meets TIRZ goals of public green space and extending streetscape. Mr. Pitner stated the project will honor AJ Swope with an outdoor music venue. The project will also include a First Responders Memorial, representing the 26 county panhandle region, to honor those whom have given their lives in service. A Panhandle Walk-of-Fame, recognizing people who have contributed to the livelihood in the Texas Panhandle through business, industry, the arts, culture, etc., will also be incorporated. Mr. Pitner stated the project fits in the downtown area, meeting a lot of objectives, such as green space within the Central Business District, and providing an outdoor performance venue for seating up to 200 people. Mr. Pitner and Ms. Wendy Swope advised their fundraising goal is \$2.5 million for the project, and some preliminary design work has been completed. Ms. Wendy Swope expressed her excitement in joining the downtown momentum. The location directly across from the main gates of the MPEV will be a beautiful addition for our citizens as well as our visitors. Ms. Swope thanked the board for their help in achieving this goal.

ITEM 8 Downtown Plans Review Committee update and add new member.

Mr. Freeman stated the Downtown Plans Review Committee have had two meetings, and need two to three additional meetings. Mr. Sharp is no longer able to serve on this committee, and an additional TIRZ representative is needed. Ms. Warminiski volunteered to serve on the committee.

ITEM 9 Public Forum.

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

Beth Duke, Executive Director of Center City of Amarillo, invited the board to attend the Electric Light Parade, scheduled for November 30, 2018. Ms. Duke thanked the board for their continued support of Center City with the façade grant program, which continues to fill in the streetscape gaps. Ms. Duke stated the Six Car Pub & Brewery and Crush Wine Bar Grill, won a 1st place Presidential Design Award for Best New Construction in communities of 50,000+.



ITEM 10 Discuss Items for Future Agendas.

There being no further items before the Board, the meeting adjourned at 1:16 PM. All remarks are recorded and are on file in the City Manager Department.



Scott Bentley, Chairman