

MINUTES

**AMARILLO ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS**

February 15, 2019

The meeting of the AEDC Board of Directors was held at 801 S. Fillmore, Suite 205, Amarillo, Texas at 11:00 am on February 15, 2019. Board members in attendance were:

Voting Members	Board Position	Present	No. Meetings Held	No. Meetings Attended
Laura Street	Chairwoman	Y	21	20
Lloyd Brown	Vice-Chair/Secretary	Y	13	10
Brian Bruckner	Director	Y	54	48
Brian Heinrich	Director	Y	33	31
Scott Bentley	Director	Y	2	2

Also, in attendance were the following staff members:

DOUG NELSON
REAGAN HALES
CHRIS LYLES

INTERIM PRESIDENT & CEO/SR. VP FINANCIAL SVCS.
VP – STRATEGIC MARKETING & COMMUNICATIONS
OFFICE ADMINISTRATOR

ITEM 1: Chairwoman Street established that a quorum was present and called the meeting to order.

ITEM 2: Chairwoman Street requested a motion to approve the minutes of the January 15, 2019 Board of Directors meeting. Director Heinrich made a motion to approve as presented. Vice-Chairman Brown seconded the motion. The motion was approved.

ITEM 3: Interim President Nelson introduced Janie Arnold with CMMS, the firm that performs the Amarillo EDC's annual audit. Ms. Arnold provided an overview of the most recent audit, explained corresponding documents and providing additional information on portions of the audit she felt the board would be most interested in.

When she was finished with the presentation, Ms. Arnold asked if there were any questions or need for clarifications, there were none.

Chairwoman Street requested a motion to accept the audit and corresponding documents as presented. Director Bentley made a motion to accept. Director Heinrich seconded the motion. The motion was approved.

ITEM 4: Interim President Nelson introduced Kyla Frye, Interim Executive Director for the WTAMU Enterprise Center. Ms. Frye introduced Brittney Lee, the Marketing Director for the Enterprise Center. Ms. Frye provided a presentation on the Accelerator Program the Enterprise Center is developing.

To help with the operating costs for the Accelerator Program, the Enterprise Center is requesting \$200,000.00 per year for three years from the Amarillo EDC.

Board members asked questions for clarification of the program. No action was taken at this time.

ITEM 5: Chairwoman Street adjourned the meeting into executive session at 11:43 am.

No action was taken during the executive session because none is permitted by law. The public session reconvened at 12:30 pm.

ITEM 6: **Project 17-10-01 Amarillo Morning LLC:** Interim President Nelson provided information on this project. The Amarillo EDC will sell Amarillo Morning LLC a 9.26-acre tract of property in CenterPort business park for \$370,400.00.

Per the proposed agreement, the developer (Amarillo Morning LLC) is required to build a tilt-up building of at least 65,000 sf, spend at least \$5,250,000.00, and their tenant must provide at least 20 jobs. Also, in the agreement, the developer cannot apply for any tax rebate programs with the various taxing jurisdictions.

When these requirements are met, the Amarillo EDC will rebate \$260,000.00 of the \$370,400.00 that the developer paid for the property.

Members of the board presented questions for clarification. Interim President Nelson answered the questions.

Chairwoman Street requested a motion to accept the project as presented. Director Bruckner made a motion to proceed. Director Heinrich seconded the motion. The motion was approved.

Interim President Nelson added that this project will be presented to the city council at a future meeting for review and their vote.

ITEM 7: **18-12-02 West Texas A&M University Enterprise Center:** Interim President Nelson introduced the project including the incentive agreement with West Texas A&M University Enterprise Center for the new Accelerator Program. They are requesting funding for operational costs associated with the program at \$200,000 per year from the Amarillo EDC. There is another group that will provide seed capital as well as \$50,000.00 additional operational funding.

Members of the board asked a variety of questions regarding the funding the Amarillo EDC will provide and what the potential job impact for the area. Interim President Nelson addressed these questions.

Chairwoman Street asked for a motion to approve the project as presented. Vice-Chairman Brown made a motion to move forward the project under the stipulations provided by Interim President Nelson, which included a yearly evaluation of the performance of the program as well as information on the "claw-back" properties. Director Heinrich seconded the motion. The motion was approved.

ITEM 8: **Resolution 2019-1:** Interim President Nelson introduced the agenda item, which is a resolution that will allow Nelson to consummate real estate transactions on behalf of the Amarillo EDC. Director Bentley made a motion to approve the resolution. Director Bruckner seconded the motion. The motion was approved.

ITEM 9: Interim President Nelson provided an overview of the sales tax revenue as well as the financials for the organization.

He stated that we are about to enter the refunding process of the 2009 Bonds. This will not be any new money, only better rates for reduction in the debt service. This will be the Series 2019 taxable refunding bonds in the amount of \$27,000,000.00.

Board members confirmed information provided regarding the dates of the Amarillo EDC board meetings in April and May, which are critical dates for the refunding process.

Vice-President Hales provided an update on the State of the Economy event, which was held in January 2019 and was well received by those in attendance.

Hales also shared information about a new workforce initiative called the Amarillo Intern Experience, which will begin in the summer of 2019.

Interim President Nelson updated the board on the progress of the SciCron project and their intent to exercise their option to purchase the building they are currently leasing.

Chairwoman Street requested an update on the executive search. Nelson provided information on the progress.

ITEM 10: The date of the next Amarillo EDC board meeting is scheduled for March 5, 2019. The regular board meeting is scheduled for March 19, 2019.

ITEM 11: Chairwoman Street asked if there were any comments from the public. There were none.

ITEM 12: The February 15, 2019 meeting of the Amarillo EDC Board of Directors was adjourned at 12:52 pm.

The undersigned certifies that the foregoing information is correct.



Laura Street, Chairwoman