

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

On the 16th day of May, 2019, 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 601 S. Buchanan, Amarillo, Texas with the following members present:

Voting Members	Present	Meetings Held	Meetings Attended
Michael Kitten, Amarillo College	Y	2	2
Dean Frigo, Amarillo Hospital District	Y	15	14
Cristie Wilkinson, Amarillo Independent School District	N	12	10
Christopher Reed, City of Amarillo	Y	15	12
John Attebury, City of Amarillo	Y	11	11
Jeremi Young, City of Amarillo	N	15	9
Joy Shadid, Panhandle Groundwater District	N	15	5
Helen Burton, Potter County	N	15	9
Mercy Murguia, Chairman, Potter County	Y	15	15
David Walker, Potter County	Y	7	7

Staff present:

Floyd Hartman, Assistant City Manager
Andrew Freeman, Director of Planning and Development Services
Cris Valverde, Assistant Director of Planning and Development Service
Bryan McWilliams, City Attorney
Jackson Zaharia, Assistant City Engineer
Wes Luginbyhl, Senior Planner-Economic Development
Hannah Green, Recording Secretary.

ITEM 1. Minutes. Chairman Murguia called the meeting to order at 12:15 P.M. Chairman Murguia asked for corrections, deletions or changes to the minutes of February 21, 2019. A motion was made by Mr. Walker to approve the minutes, seconded by Mr. Attebury. Motion passed unanimously.

ITEM 2. Update and Discussion on Concept Plan for the TIRZ #2. Wes Luginbyhl, Senior Planner, presented the update noting drainage studies that are looking forward to completion. John, Lavin Architects, stood to present the current TIRZ 2 Master Plan. He stated that there would be more information coming from surrounding property owners regarding their future plans that currently include: retail site, gas station, automobile care, family entertainment center, equestrian event center, and sports tourism. He noted some concerns regarding the utility lines in the area being able to develop as needed. Mercy observed the various limitations that led to the focus of the area around the Big Texan.

ITEM 3. Update on TxDOT Projects along I-40 adjacent to TIRZ #2. Wes Luginbyhl, Senior Planner, presented the update of the current changes in the area and changes coming in the near future regarding TxDOT. Andrew Freeman, Director, and Floyd Hartman, Assistant City Manager, noted the positives of the timing between development and TxDOT road improvements.

ITEM 4. Discuss proposals from potential consultants for TIRZ #2. Chairman Murguia led the discussion regarding the current proposals to help development the focus area around the Big Texan. The two proposals are coming from Catalyst and Brailsford & Dunlavey. Chairman Murguia explained that the present meeting was for discussion with a future meeting being when board approval would be requested. She also stated her view that these two proposals present a "financial fork in the road" for the TIRZ 2 area and that should be taken into account when making the approval. The board then discussed the two proposals, noting the costs and benefits of both.

ITEM 5. Update and discussion about drainage and utilities for TIRZ #2. Jackson Zaharia, Assistant City Engineer, presented the update and current drainage/utilities projects. There was discussion regarding the specific places of development in the future with Whitaker Road being a focus area. Floyd Hartman stood to add insight regarding the financing of the master plan and incentives provided for development.

ITEM 6. Update on property at 7775 Interstate 40 East. Wes Luginbyhl stood to give the update and inform the board of the ground breaking for the new Home2 Suite hotel.

ITEM 7. Public Forum. No comments were made.

ITEM 8. Discuss items for future agendas. There would be further discussion regarding finalizing the master plan and approval a proposal for the Big Texan development area.

The next scheduled meeting will be held on June 20, 2019 at noon.



Mercy Murguia, Chairman