

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

On the 13th day of March, 2020, 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 601 South Buchanan Street, Amarillo, Texas with the following members present:

Voting Members	Present	Meetings Held	Meetings Attended
Dean Frigo, Chairman, Amarillo Hospital District	Yes	17	14
Austin Sharp, City of Amarillo	Yes	13	10
Johnny Mize, Amarillo College	Yes	7	5
Gus Trujillo, City of Amarillo	Yes	5	5
Robin Malone, Amarillo Independent School District	No	3	1
Kimberly Warminski, Panhandle Groundwater Conservation Dist	Yes	21	19
Tad Fowler, Potter County	Yes	15	14
Leon Church, Vice-Chairman, Potter County	Yes	33	29
H.R. Kelly, Potter County	Yes	2	2
Joseph Peterson, Jr., City of Amarillo	Yes	22	21

Staff Present:

Andrew Freeman, Director of Planning and Development Services; Emily Koller, Planning and Development Services Manager; Bryan McWilliams, City Attorney; Laura Storrs, Director of Finance; Jan Sanders, Assistant City Secretary

Chairman Frigo opened the meeting at 12:05 PM, established a quorum and conducted the consideration of the following items listed below.

Chairman Frigo inquired if anyone in the audience wished to speak for Public Address. There were no comments.

ITEM 1 Approve the minutes of the meeting of November 14, 2019.

Chairman Frigo asked for corrections, deletions or changes to the minutes of November 14, 2019. Motion was made by Mr. Church, seconded by Mr. Peterson, to approve the minutes as submitted. Motion passed unanimously.

ITEM 2 Presentation of the December 31, 2019 Quarterly Financials.

Ms. Storrs presented the unaudited December 31, 2019 quarterly financials. Ms. Storrs reported total assets of \$2.8 million, total liabilities of just under \$1.4 million with a net position of \$1.4 million. Remaining commitments at the end of the 1st quarter are \$510,100.

ITEM 3 Discussion and possible action on existing Developer Agreement with DHY Enterprises, LLC for the 300 SW 10th commercial project.

Mr. Freeman stated the agreement required the building obtain a Certificate of Occupancy by March 31, 2020, and the owner does not plan to continue the project. The owner is in the process of selling the building. Formal action is needed from the board to terminate the property tax rebate agreement along with the \$35,000 grant. Motion was made by Mr. Church to terminate the

existing agreement with DHY Enterprises, LLC for the 300 SW 10th commercial project, and seconded by Mr. Kelly. Mr. Mize inquired if the project had been funded. Mr. Freeman stated the funds are not allocated until receipts are submitted, so the money will remain in the fund reserves for future projects. Motion passed unanimously.

ITEM 4 Update on Amarillo College's Downtown Campus Innovation Hub Project.

Mr. Freeman gave an update on the Amarillo College Downtown Campus Innovation Hub project, which originated from AC's master plan and will receive \$8 million in bond funds. Innovation Hubs are created to encourage innovation, entrepreneurship, business development, community revitalization, typically very interactive, multi-disciplinary, more technology and commercialization, shared facilities, co-working spaces, and pooling resources and equipment as a resource for entrepreneurs. Parkhill, Smith and Cooper were selected to design the facility, along with the planning firm, Pegasus, to review the strategic business plan which will also involve stakeholders in the community for their feedback. The project will be located on the north side of the AC downtown campus, with construction scheduled to begin in early 2021.

ITEM 5 Project Updates:

- a. Updates to Downtown Amarillo Urban Design Standards and the Downtown Amarillo Strategic Action Plan –

Mr. Freeman stated the Action Plan was updated in December, and the new Downtown Amarillo Urban Design Standards were approved by City Council in January. One change is new parking lots and major expansions to parking lots will comply with the streetscape standards, which includes street trees and lights.

- b. Wayfinding Project –

Mr. Freeman stated meetings are ongoing with Turner Landscape Architects to decide best locations for signage, where signs would be appropriate and the sketching of signage designs. The project will include a future public meeting for additional feedback.

- c. Development Projects taking place in TIRZ #1 –

Mr. Freeman stated Happy State Bank is upgrading the entrances to their main campus, adding a parking lot to the east, and filling in the basement of the previous AIG building. The Barfield Hotel has plans to open this spring. FirstBank Southwest, approved for a residential incentive agreement, is in the process of finalizing their construction documents, and will be revisiting the board for an extension of time. The Potter County District Court building has begun their site work. Plans to complete the west and north side of the Simms building streetscape are underway. Joe Taco has received their building permits and construction began approximately one month ago. Las Brisas Steakhouse, located within the Embassy Suites, plans to open soon. The Civic Center bond election was called by City Council and has been placed on the May 2nd ballot.

Chairman Frigo inquired if anyone in the audience wished to speak for Public Address. Gary Jennings inquired if the existing TIRZ #1 will expire in 2036, are there any plans for an extension. Mr. Freeman stated he expects additional conversations in the near future for possible expansion of TIRZ #1.

ITEM 6 Discuss Items for Future Agendas.

Mr. Freeman mentioned FirstBank Southwest may revisit the board for an extension of time.

There being no further items before the Board, the meeting adjourned at 12:28 PM. All remarks are recorded and are on file in the City Manager Department.



Dean Frigo, Chairman