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

On the 7th day of November, 2019, the East Gateway Tax Increment Reinvestment Zone No. 2 Board met in a regularly scheduled meeting at 11:00 AM, 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	N	5	3
Dean Frigo, Amarillo Hospital District	Y	18	16
David Nance, Amarillo Independent School District	Y	1	1
Christopher Reed, City of Amarillo	N	18	13
John Attebury, City of Amarillo	Y	14	14
Jeremi Young, City of Amarillo	Y	18	11
Butch Collard, Panhandle Groundwater District	Y	2	2
Helen Burton, Potter County	N	18	11
Mercy Murguia, Chairman, Potter County	Y	18	18
David Walker, Potter County	Y	10	10

Staff present:
Jared Miller, City Manager
Andrew Freeman, Director of Planning and Development Services
Cris Valverde, Assistant Director of Planning and Development Service
Hannah Green, Recording Secretary
Bryan McWilliams, City Attorney

ITEM 1. Minutes. Chairman Murguia called the meeting to order at 11:00AM. Chairman Murguia asked for corrections, deletions or changes to the minutes of August 15, 2019. A motion was made by Mr. Walker to approve the minutes, seconded by Mr. Attebury. Motion passed unanimously.

ITEM 2. Discuss and consider taking action on an application for TIRZ incentives associated with a project located at 7909 E IH 40, consisting of approximately 16.1 acres out of PRAD Property ID's R-001-5500-0530.0; R-044-3970-1000.0; and R-044-3970-5050.0. Andrew started the discussion, giving an overview of the request. Greg Mitchell, applicant, stood to further discuss the site plan, operations, and future hopes for the land us. He then took questions from the board regarding expectations of use and overall look as well as the timeline to complete the project. Chairman Murguia asked if there was any one for or against this item. No comments were made.

Chairman Murguia asked Mr. McWilliams to begin the executive session. Executive session began at 11:24AM.

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) Section 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 S. Lakeside Drive and Interstate 40 Access Road

The executive session concluded at 11:39am.

ITEM 2. (continued) A motion was made by Mr. Walker to approve 90% for the first 5 years followed by 50% for the next 5 years after that with a cap of 1 million dollars upon obtaining a permit in 3 months from agreement and 18 months to obtain a certificate of occupancy. Mr. Mitchell asked the board for further reasoning regarding the final approval. There was a discussion the reasons for approval made.
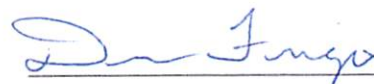
ITEM 3. Update and Discussion on Brailsford & Dunlavey, Inc. Representatives from Brailsford & Dunlavey, Kayla Anthony and Cameron Charvira, stood to present this item. They gave a presentation on the finding for the TIRZ 2 area, going over analysis drafts and details of the development. They noted the need for additional demand drivers in the area and further analysis for retail development.

ITEM 4. Update and Discussion Related to Projects Taking Place in TIRZ #2. Andrew Freeman, Director of Planning and Development Services, presented this item, giving updates to a project in the area and growth of the area.

ITEM 6. Public Forum. No comments were made.

ITEM 7. Discuss items for future agendas. No comments were made.

The next scheduled meeting will be held tentatively on December19, 2019 at noon. The board also thanked Mr. Young for serving on the board and welcomed Mr. Nance.

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Mercy Murguia, Chairman
VICE