

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

On the 8<sup>th</sup> day of October, 2020, the Center City Tax Increment Reinvestment Zone No. 1 Board met in a regularly scheduled meeting at 12:00 PM, held via video conference and 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	21	17
Austin Sharp, City of Amarillo	No	17	12
Dr. David Woodburn, Amarillo College	Yes	1	1
Gus Trujillo, City of Amarillo	Yes	9	9
Robin Malone, Amarillo Independent School District	No	7	1
Kimberly Warminski, Panhandle Groundwater Conservation Dist	Yes	25	23
Tad Fowler, Potter County	Yes	19	18
Leon Church, Vice-Chairman, Potter County	No	37	31
H.R. Kelly, Potter County	Yes	6	6
Joseph Peterson, Jr., City of Amarillo	Yes	26	25

**Staff Present:**

Andrew Freeman, Managing Director - Planning and Development Services; Cris Valverde, Assistant Director of Planning and Development Services; Emily Koller, Economic Development and Neighborhood Revitalization Manager; Marcus Norris, Deputy City Attorney; Debbie Reid, Finance Director; Matt Poston, Budget Analyst; Jan Sanders, Assistant City Secretary

Chairman Frigo opened the meeting at 12:03 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 August 13, 2020.

Chairman Frigo asked for corrections, deletions or changes to the minutes of August 13, 2020. Motion was made by Mr. Peterson, seconded by Ms. Warminski, to approve the minutes as submitted. Motion passed unanimously.

ITEM 2 Presentation of the June 30, 2020 Quarterly Financials.

Mr. Poston presented the unaudited June 30, 2020 quarterly financials. Mr. Poston reported total assets of \$3.4 million, total liabilities of \$1.3 million, with a net position of \$2.1 million. At the end of the 3<sup>rd</sup> quarter, remaining commitments were \$553,120.

ITEM 3 Discuss and consider an application for TIRZ incentives associated with a project in the vicinity of SW 14<sup>th</sup> Ave. and S. Polk St., also known as 1314 S. Polk (PRAD Property ID R-065-1000-4164).

Sean Doherty, with Sharpened Iron Studios, (SIS) presented an application for a \$15 million Hollywood level, television, video and movie production studio planned at the current Amarillo

College (AC) downtown campus. In conjunction with AC, the proposed development will design and operate a film and production arts school. Mr. Doherty advised SIS is asking for a TIF incentive of \$100,000 and a 100% tax rebate through 2036. Discussions were held among the board members.

Motion was made by Mr. Peterson to approve a 90% tax rebate through 2036, to SIS, along with an incentive of \$50,000, reimbursable after the project is complete. The motion was seconded by Mr. Kelly. Motion passed 6:0:1, with Dr. Woodburn abstaining.

ITEM 4 Update on Downtown Wayfinding Project.

Mr. Freeman advised the project is continuing to move forward and presented the semi-final design. Mr. Freeman stated the plan is to showcase the revised scheme at the downtown U.S. Post Office.

ITEM 5 Discuss Items for Future Agendas.

Mr. Freeman advised the next meeting is scheduled for November 12, 2020.

There being no further items before the Board, the meeting adjourned at 12:41 PM. All remarks are recorded and are on file in the City Manager Department.

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Dean Frigo, Chairman