

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

On the 17th day of September, 2020, the East Gateway Tax Increment Reinvestment Zone No. 2 Board met in a regular meeting at 12:00 PM, via Zoom, with the following members present:

Voting Members	Present	Meetings Held	Meetings Attended
Chris Sharp, Amarillo College	Y	5	4
Dean Frigo, Amarillo Hospital District	Y	26	24
Doyle Corder, Amarillo Independent School District	Y	6	5
Christopher Reed, City of Amarillo	Y	26	17
John Attebury, City of Amarillo	N	22	20
Jashmin Patel, City of Amarillo	N	7	4
Butch Collard, Panhandle Groundwater District	N	10	7
Helen Burton, Potter County	Y	26	16
Mercy Murguia, Chairman, Potter County	Y	26	25
David Walker, Potter County	Y	18	18

Staff present:

Matthew Poston, Budget Analyst

Jared Miller, City Manager

Cris Valverde, Assistant Director of Planning and Development Services

Emily Koller, Economic Development and Neighborhood Revitalization Manager

Amanda Medellin, Recording Secretary

**ITEM 1. Call to Order**

Chair Murguia called the meeting to order at 12:00 PM and established a quorum.

**ITEM 2. Public Address**

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

**ITEM 3. Minutes**

Chair Mercy Murguia asked for corrections, deletions or changes to the minutes of August 20, 2020. A motion was made by Mr. Walker to approve the minutes, seconded by Ms. Burton. Motion passed unanimously.

#### **ITEM 4. Presentation of Quarterly Financials**

Matthew Poston, City of Amarillo Budget Analyst gave the above presentation. Mr. Poston began the presentation by stating that TIRZ #2 had \$163,036 in cash and \$163,036 in net position for the 3<sup>rd</sup> quarter that ended on June 30, 2020. Mr. Poston then presented the year-to-date Statement of Activity, which ran from October 1, 2019 to June 30, 2020, and shows the actual amount spent, the budgeted amount and the variance. He stated that the only activity in the quarter was an invoice of \$47,000 from Brailsford and Dunlavey for the Market Validation Study. Overall, TIRZ #2 was over on revenue and under on expenditures. At the end of the quarter TIRZ #2 was \$28,000 under budget.

Chair Murguia asked for any questions from the board. There were no further questions or comments.

#### **ITEM 5. Discussion and Consideration of the Revised Project and Financing Plan Related to Proposed Boundary Expansion**

Emily Koller, Economic Development and Neighborhood Revitalization Manager, gave the above presentation. She began by stating that the main change to the Project and Financing Plan is that the boundary expansion is now included, resulting in all the maps in the document being revised. Goal language was expanded and the TIRZ #2 financial analysis now incorporates the values from the expanded area, changing the taxable base from \$39.98 MM to \$41.43 MM.

Ms. Koller then informed the board about the next steps, which include an ordinance and final draft of the Project and Financing to be prepared for City Council. City Council will need to conduct two readings and one public hearing. Once a Council date is set, staff will work on scheduling meetings with other taxing entities to complete the participation agreements.

A motion to accept the revised Project and Financing Plan was made by Mr. Walker and seconded by Mr. Sharp. Motion passed unanimously.

#### **ITEM 6: Update and Discussion Related to Propose Letter of Intent Referenced in Brailsford and Dunlavey Market Validation Study**

Emily Koller, Economic Development and Neighborhood Revitalization Manager, gave the above presentation. Staff has drafted a Letter of Intent which will help solidify partnership terms with private land owners. The LOI is recommended in the B&D study as a tool to help give a future facility developer and operator confidence in the project. The letter is not a legally binding contract.

Ms. Koller then showed the draft of the Letter of Intent.

Chair Murguia asked Emily to define who would be a likely property owner to sign the letter. Ms. Koller stated that the target property owners would be ones closest to I-40.

Mr. Frigo asked if the property owners would sell their property at a fair market value or would they try to "price gouge" investors. Ms. Koller stated that a sale would not be required, staff is assuming that the property would want to be willing fair partners.

Mr. Corder asked if staff knows how many property owners would be involved. Ms. Koller stated that at the most it would be four.

Chair Murguia asked if staff would be the ones engaging with and reaching out to property owners. Ms. Koller confirmed that staff would be the ones reaching out to property owners.

**ITEM 7: Update and Discussion Related to Projects Taking Place in TIRZ #2**

Emily Koller gave the above presentation by stating that the large convenience store and truck stop facility that was discussed in the last meeting is moving successfully through the permitting process. She also stated that staff is working with a potential sports tourism prospect.

Mr. Corder asked about the sports that will be involved. Ms. Koller stated that it will be an outdoor facility.

**ITEM 8: Discuss Items for Future Agendas and Next Meeting Date**

The next meeting date is October 15, 2020; however, it may be canceled pending the meeting dates for City Council adoption of the amended Project and Financing Plan.

**ITEM 9: Adjourn**

The meeting adjourned at 12:48 P.M.

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Mercy Murguia, Chair