

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

On the 18th day of February, 2021, 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       | 8             | 7                 |
| Dean Frigo, Amarillo Hospital District             | Y       | 29            | 27                |
| Doyle Corder, Amarillo Independent School District | Y       | 9             | 8                 |
| Tracy Shea, City of Amarillo                       | Y       | 2             | 2                 |
| John Attebury, City of Amarillo                    | Y       | 25            | 23                |
| Jashmin Patel, City of Amarillo                    | N       | 10            | 6                 |
| Butch Collard, Panhandle Groundwater District      | N       | 13            | 7                 |
| Helen Burton, Potter County                        | Y       | 29            | 19                |
| Mercy Murguia, Chair, Potter County                | Y       | 29            | 27                |
| David Walker, Potter County                        | Y       | 21            | 21                |

Staff present:

Laura Storrs, Assistant City Manager  
Blair Snow, Assistant Finance Director  
Bryan McWilliams, City Attorney  
Andrew Freeman, Managing Director of Planning and Development Services  
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, Mercy 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 Murguia asked for corrections, deletions or changes to the minutes of January 21, 2021. A motion was made by David Walker to approve the minutes, seconded by Doyle Corder. Motion passed unanimously.

**ITEM 4. Presentation of Quarterly Financials**

Laura Storrs, Assistant City Manager, presented an overview of the quarterly financials. Ms. Storrs began the presentation by presenting the balance sheet. The current Cash and Cash

Equivalents were \$163,036. There were no liabilities as of December 31, 2020. She then presented the Income Statement, reflecting the TIRZ #2 activity for the first quarter. There were no payments or revenue made in the first quarter. Chair Murguia asked whether the Sports Facilities report, if approved, would come out of the Professional Services budget. Ms. Koller confirmed that it would.

No further questions or comments were made.

#### **ITEM 5. Discussion of Financial Feasibility Report Proposal by Sports Facilities Advisory, LLC**

Emily Koller, Economic Development and Neighborhood Revitalization Manager, presented a brief overview of the Financial Feasibility Report. The report proposal will include information such as how the facility will look, operate, the cost, economic impact, etc. The study will cost \$48,500 and take 6-8 weeks to be delivered. TIRZ #2 will own the study for future reference.

Chair Murguia asked Ms. Koller to walk through the steps of the referral process. She explained that staff made referral calls for SFA, generally the feedback was very positive.

Chair Murguia asked the board for feedback and comments. Multiple board members were in agreement that they felt positive about the study. John Attebury asked about what stakeholder would own the team. Andrew Freeman, Managing Director of Planning and Development Services, explained that there was not an ownership group currently, but that would be part of the process to help prove viability and seek interested partners.

Tracy Shea discussed the public's concern about how money is spent. Chair Murguia explained the difference between the TIRZ #2 budget and the general municipality budget.

Chair Murguia confirmed that there is a general positive consensus and staff should move forward with drafting a contract.

#### **ITEM 6: Discussion Related to Year-in-Review and Future Goals**

Emily Koller presented part two of the Year-in-Review and Future Goals. The TIRZ #2 Project and Financing Plan projects \$100 million in new construction revenue by year five. Ms. Koller then presented the Development Map, showing a visual of where investment is happening, with most of the investment coming from projects such as the new Toot 'n Totum and hotels. Ms. Koller then presented the recommendations and possible action steps highlighting how the financial feasibility study fits within the plan.

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

Emily Koller, provide a brief update of projects taking place in TIRZ #2, such as:

- Toot'n Totum is still on track for a March 4, 2021 grand opening.
- TxDOT is installing a new sidewalk on the access road to the north of Lakeside and Whitaker.

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

Future agenda items include action on the SFA proposal. Next meeting date is March 25<sup>th</sup>. The meeting adjourned at 12:59 P.M.

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Mercy Murguia, Chair