

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

On the 8<sup>th</sup> day of July, 2021, 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	24	20
Austin Sharp, City of Amarillo	No	20	13
Dr. David Woodburn, Amarillo College	No	4	3
Gus Trujillo, City of Amarillo	Yes	12	12
Dick Ford, Amarillo Independent School District	Yes	1	1
Kimberly Warminski, Panhandle Groundwater Conservation Dist	No	28	25
Tad Fowler, Potter County	Yes	22	21
Leon Church, Vice-Chairman, Potter County	Yes	40	34
H.R. Kelly, Potter County	Yes	9	8
Joseph Peterson, Jr., City of Amarillo	Yes	29	27

**Staff Present:**

Andrew Freeman- Managing Director, Planning and Special Projects  
 Cris Valverde- Assistant Director of Planning and Development Services  
 Emily Koller- Economic Development and Neighborhood Revitalization Manager  
 Laura Storrs- Assistant City Manager  
 Bryan McWilliams-City Attorney  
 Jared Miller- City Manager  
 Amanda Medellin- Recording Secretary

Chairman Frigo opened the meeting at 12:08 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.

Beth, Center City, gave a brief summary of the following projects taking place downtown

- Amarillo Ice Ranch
- Braceros Restaurant
- Barfield

**ITEM 1 Approve the minutes of the meeting of May 13, 2021.**

Chairman Frigo asked for corrections, deletions or changes to the minutes of May 13, 2021. Motion was made by Mr. Church, seconded by Mr. Peterson, to approve the minutes as submitted. Motion passed unanimously.

**ITEM 2 Presentation and Discussion of the FY 2021-2022 Tax Increment Reinvestment Zone #1 Annual Budget.**

Laura Storrs presented the TIRZ #1 FY 2021-2022 Annual Budget. Ms. Storrs reported that the beginning cash was \$952,673. The revenue actual amount was \$1,000,463. The expenditures have all been paid leaving the ending cash at \$1.1 million, when the targeted amount was

\$500,000. The annual loan payment back to the City is \$1,415,000. \$150,000 is budgeted for Center City projects.

Leon Church asked if TIRZ #1 would be reimbursed for the LGC parking garage. Ms. Storrs confirmed that they would be reimbursed.

Dick Ford asked if the tax refunds would be paid all at once. Ms. Storrs confirmed that it would be paid all at once.

Joseph Peterson asked if the value of the Embassy Hotel went down. Andrew Freeman confirmed that the value went down 2 million with the preliminary data from PRAD.

Joseph Peterson asked for recommendations on what to do with the funds TIRZ #1 has on hand. Andrew Freeman stated that the board could also leave it as is and let it build up in reserves.

Chairman Dean Frigo asked if there was \$50,000 was left in the current community project line item. Andrew Freeman confirmed that there was \$50,000 left.

No further comments were made.

ITEM 3 Discussion and Possible Action on a \$50,000 Grant with The Pergola Shop/Stater Construction, LLC for a Streetscape Project Located at 701 S.E. 10<sup>th</sup> Street.

Andrew Freeman gave a brief description of the project. He stated that the overall cost of the project was \$125,000 and a grant from Center City was used for a façade project recently.

Chairman Dean Frigo asked if Center City would be able to fund the project. Beth, Center City, confirmed that Center City would be able to fund the project.

Gus Trujillo asked what kind of lights would be used. Andrew Freeman stated that the lights used would be single globe lights on 10<sup>th</sup>, but the west side could have the standard double globe like most of downtown.

No further comments were made.

A motion to approve the streetscape grant for the project was made by Leon Church and seconded by Gus Trujillo. The motion passed unanimously.

ITEM 4 Discussion and Consideration Regarding Participation in a City of Amarillo Housing Study.

Andrew Freeman presented the above item. Mr. Freeman gave a brief description of the study, he informed the board on what the study would entail. The study would cost an estimated \$120,000. The study would survey employees about housing and about what their interests are, as well as documenting historical trends and projecting future housing needs.

Mr. Freeman stated that staff is asking TIRZ #1 for a portion of the overall amount as they believe the study would benefit downtown. The City, TIRZ #1, AEDC, and the Realtor's Association would participate.

Chairman Dean Frigo asked if the study would come out of this year's budget.

Mr. Freeman confirmed that it would come out of this year's budget or next depending on timing of the contract.

Leon Church stated that it is more expensive to expand than it is to use existing parts of the city. Joseph Peterson stated that he doesn't feel as if TIRZ #1 contribution of \$40,000 would be appropriate for the study.

HR Kelly asked for the total of the study.

Mr. Freeman stated the study would cost \$100-120,000.

Jared Miller, City Manager, explained how the study is important to TIRZ #1.

Chairman Dean Frigo asked for the goal for residential housing.

Emily Koller stated the goal would be 2,100 new residential homes over 30 years.

Gus Trujillo stated he felt as if \$40,000 would be quite a bit for TIRZ #1 to contribute.

A motion to contribute \$30,000 to the housing study was made by Joseph Peterson and seconded by HR Kelly. The motion passed unanimously.

#### ITEM 5 Discussion Related to Current and Future Goals of TIRZ #1.

Emily Koller presented the above item. Ms. Koller gave a description of the four key goals in TIRZ #1. Ms. Koller stated that TIRZ #1 has increased 13% higher in property values than the rest of Amarillo. Ms. Koller advised the board that the Wayfinding bids are being advertised.

#### ITEM 6 Update on Discussion Related to Extending the Current 30-Year Term if TIRZ #1.

Andrew Freeman advised the board that staff is recommending extending the term 20 years.

HR Kelly asked for a time frame on this item.

Mr. Freeman advised the board that staff would like a decision from City Council this year.

Chairman Dean Frigo asked what the role of TIRZ #1 would be.

Mr. Freeman advised the board that their role would be to discuss and give feedback.

#### ITEM 7 Discuss Items for Future Agendas

The next meeting will discuss and consider approval of the annual budget.

#### ITEM 8 Adjourn

There being no further items before the Board, the meeting adjourned at 1:10 PM. All remarks are recorded and are on file in the City Manager's Office.

Dean Frigo, Chairman  
Approved 8/12/21