

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

On the 28th day of October, 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	25	21
Austin Sharp, City of Amarillo	No	21	13
Dr. David Woodburn, Amarillo College	No	5	3
Gus Trujillo, City of Amarillo	No	13	12
Dick Ford, Amarillo Independent School District	Yes	2	2
Kimberly Warminski, Panhandle Groundwater Conservation Dist	Yes	29	26
Jackson Latimer, Potter County	Yes	1	1
John Coffee, Potter County	Yes	1	1
H.R. Kelly, Potter County	Yes	10	9
Joseph Peterson, Jr., City of Amarillo	Yes	30	28

Staff Present:

Cris Valverde, Director of Planning and Development Services
Emily Koller, Assistant Director of Planning and Development Services
Andrew Freeman, Assistant City Manager
Bryan McWilliam, City Attorney
Amanda Medellin, Recording Secretary

ITEM 1. Call to Order.

Chairman Frigo opened the meeting at 12:08 PM, established a quorum and conducted the consideration of the following items listed below.

ITEM 2. Public Address

Chairman Frigo inquired if anyone in the audience wished to speak for Public Address. No comments were made.

ITEM 3. Minutes.

Chairman Frigo asked for corrections, deletions or changes to the minutes of August 12, 2021. A motion was made by H.R. Kelly, seconded by Dick Ford, to approve the minutes as submitted. The motion passed unanimously.

ITEM 4. Discussion and Consideration of Budget Amendment for Wayfinding Project and Bid Recommendation to City Council.

Emily Koller, Assistant Director of Planning, gave a brief summary of the Wayfinding Project. She stated that \$675,000 was initially budgeted for the signs, 30 large signs and 7 smaller signs. Ms.

Koller informed the board that 3 bids were received. The lowest bid received was \$799,626.45. It would take 5 months to complete. Ms. Koller then requested a budget amendment of \$125,000

Chairman Dick Ford asked for the price of the other two bids.
Ms. Koller informed the board that the other two bids were both over \$1 million.

Dick Ford asked if any of the bidders were local.
Ms. Koller informed the board that one bidder was local, and their price was over \$1 million.

Chairman Dean Frigo asked if the Wayfinding Signs were a quality item.
Ms. Koller explained that the specifications were put into the bids and a prototype will be made for approval.

Chairman Dean Frigo asked where the board would get the extra money from.
Ms. Koller stated the money would come from the budget surplus of \$600,000.

John Coffee asked how many bids were made.
Ms. Koller answered that there were three bids.

Chairman Dean Frigo asked if the City of Amarillo's sign shop would take over the maintenance of the signs in the future.
Ms. Koller confirmed the City of Amarillo's sign shop would take over the maintenance after the 7-year warranty period expired.

H.R. Kelly expressed his concerns for vandalism of the signs.
Ms. Koller explained that the finish of the signs is made of a material that is easy to clean. She also stated that public art and similar projects typically create a sense of pride and reduce occurrences of vandalism. The signs also have a 7-year warranty.

Dick Ford asked if anything that TIRZ #1 is involved in is owned by the City of Amarillo.
Ms. Koller confirmed that the City owns any public improvements installed with TIRZ #1 funds.

Joseph Peterson asked what the other funding sources are used other than TIRZ #1.
Ms. Koller stated that there is a grant through Center City awarded by the Texas Commission on Arts for \$75,000 which paid for consulting services.

Joseph Peterson asked if TIRZ #1 does not approve, is there a budget source from the City of Amarillo to cover the expense.
Ms. Koller explained that this project aligns with the goals and purpose of TIRZ #1.

John Coffee asked where TIRZ #1 got the initial cost estimate from.
Ms. Koller explained that TIRZ #1 worked closely with Turner Land Architects to receive an estimate.

Jackson Latimer asked if there are any alternative projects in line if the request is not approved.
Ms. Koller stated that there was not.

A motion to approve the budget amendment was made by Jackson Latimer and seconded by Joseph Peterson. The motion passed unanimously.

ITEM 5. Discussion and Consideration of a Streetscape Grant for the Happy State Bank Project Located at 900 S. Fillmore

Emily Koller gave a brief overview of the request for a \$50,000 to assist with improvements. Paul Gilbert with Happy State Bank further described the plans to beautify the area with streetscape improvements and installation of a pocket park.

Dick Ford asked if there is any reserved parking. Gilbert stated that Happy State Bank does not have plans for reserved parking.

Chairman Dean Frigo asked if TIRZ #1 has enough funds to cover this. Ms. Koller confirmed that TIRZ #1 has \$100,000 within the Community Improvement budget line item.

A motion to approve the \$50,000 grant to Happy State Bank was made by H.R. Kelly and seconded by John Coffee. The motion passed unanimously.

ITEM 6. Executive Session

Mr. McWilliams advised at 12:34 PM the TIRZ #2 would convene in Executive Session Per Texas Government Code.

Mr. McWilliams announced that the Executive Session was adjourned at 12:40 PM.

ITEM 7. Discuss Items for Future Agendas

Board members requested the following items:

- Update on TIRZ #1 goals for new board members
- Budget
- Basic financials

ITEM 8. Adjourn

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's Office.

Approved 12/13/21
Dean Frigo, Chairman