

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

On the 31st day of March 2022, the East Gateway Tax Increment Reinvestment Zone No. 2 Board met in a specially held 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
Chris Sharp, Amarillo College	Y	14	12
Michelle Bonner, Amarillo Hospital District	Y	3	2
Kimberly Anderson, Amarillo Independent School District	N	5	3
Tracy Shea, City of Amarillo	Y	8	7
John Attebury, Chair, City of Amarillo	Y	31	28
Jashmin Patel, City of Amarillo	Y	16	7
Lee Peterson, Panhandle Groundwater District	Y	4	3
Helen Burton, Potter County	Y	35	24
Melynn Huntley, Potter County	Y	3	2
David Walker, Potter County	Y	27	27

Staff present:

Andrew Freeman, Assistant City Manager
Laura Storrs, Assistant City Manager
Bryan McWilliams, City Attorney
Cris Valverde, Director of Planning
Emily Koller, Assistant Director of Planning
Cody Balzen, Economic Development Specialist
Andreanna Jarrett, Recording Secretary

ITEM 1. Call to Order

Chair, John Attebury, called the meeting to order at 12:02 PM and established a quorum.

ITEM 2. Public Address

Chairman Attebury inquired if anyone in the audience wished to speak for Public Address.

There were no comments.

ITEM 3. Minutes

Chairman Attebury asked for corrections, deletions, or changes to the minutes of March 17, 2022.

A motion was made by David Walker to approve the minutes, seconded by Helen Burton.

The motion passed unanimously.

ITEM 4. Discussion and Consideration of Developer Agreement with ATC Realty Investment, LLC for a Project Located at 7580 East Interstate 40

Cody Balzen presented the item above. He stated ATC Realty Investments doing business as Premier Truck Group applied for the TIRZ 2 incentive at 50% reimbursement of the property tax increase for a term of 10 years. This is an approximately \$27million investment on a 115,000 square foot building for truck sales and service facility. Mr. Balzen also stated that the General Manager for Premier Truck Group's existing facility, Deon McGimpsey, is in attendance if there are any direct questions for the organization.

Chairman Atterbury asked if Deon McGimpsey could generally go over the project from their side.

Deon McGimpsey stated that the current facility located at 2210 S Whitaker Rd is 45,000 square feet and busting at the seams. They are ready to expand to take care of the increase in customers due to the currently booming trucking industry. He stated they are working out of 27 storage containers to keep up with the busy facility, and it will be nice to have the new facility with the lots of space.

Chairman Atterbury asked when they anticipate breaking ground.

Mr. McGimpsey stated as soon as the development process is done, they will break ground on new construction. Agreements are set with Western Builders, and they are eager to get permits.

Andrew Freeman stated this would go to Potter County on April 11, and City Council on April 12.

David Walker asked about whether the 20 new jobs would be mechanics.

Mr. McGimpsey stated it would be a variety of jobs such as sales members and mechanics.

Chris Sharp asked what's the nearest comparable truck center.

Mr. McGimpsey stated there are some truck dealerships close by. Premier Truck group is a Freightliner and Western Star dealership. Their competitors would be Peterbilt, Mack, and Kenworth. Right now, Freightliner / Western Star have about 40% of the truck market so we represent the biggest majority of it. The area of service they cover is from Oklahoma to New Mexico down towards Kress, not including the customers who drive through Amarillo. 60% of service is customers coming off the road. He stated that around 30-40% of their parts sales are to independent businesses located in town that are not associated with a truck manufacturer. Interstate 40 is a huge deal for the trucking businesses and trucks coming through town.

Chairman Atterbury asked if this item in line with other incentives.

Andrew Freeman stated yes, there are two identical to this item and one for the travel center that is 90% for 5 years and 50% for the other 5 years.

A motion to approve the incentive was made by Vice Chairman David Walker and seconded by Lee Peterson.

Motion passed unanimously.

ITEM 5. Future Agenda Items

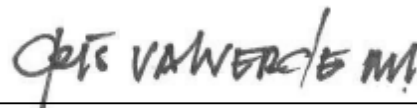
Chairman Attebury asked for any future agenda items.

Andrew Freeman stated that items discussed at last meeting will be prepared for the next held regular meeting, as far as project goals and incentive guidelines.

No other future items were discussed.

ITEM 6. Adjourn

Meeting adjourned at 12:12 PM.



Cris Valverde
Director of Planning