

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

On the 26<sup>th</sup> day of July, 2017, the East Gateway Tax Increment Reinvestment Zone #2 Board met in a regularly scheduled meeting at 1:00 PM, in Room 306 of City Hall, at 509 E. 7<sup>th</sup> Street, Amarillo, Texas with the following members present:

Voting Members	Present	Meetings Held	Meetings Attended
Mercy Murguia, Chairman, City of Amarillo	Yes	1	1
Dean Frigo, Amarillo Hospital District	Yes	1	1
John Betancourt, Amarillo Independent School District	Yes	1	1
Michael Kitten, Amarillo College	Yes	1	1
Kim May, City of Amarillo	Yes	1	1
Jeremi Young, City of Amarillo	Yes	1	1
Joy Shadid, Panhandle Groundwater District	Yes	1	1
Helen Burton, Potter County	Yes	1	1
Christopher Reed, City of Amarillo	No	1	0

Staff present:

Jared H. Miller	City Manager
Bob Cowell	Deputy City Manager
Mick McKamie	City Attorney
Andrew Freeman	Economic Development Manager
Patrick Miller	Amarillo College, Board of Regents

ITEM 1. Call to Order

Board Chair Mercy Murguia called the meeting to order at 1:00 P.M.

ITEM 2. Presentation, Discussion and Consideration of the election of Officers for the Tax Increment Reinvestment Zone #2

On a motion by Kim May, and a second by Patrick Miller, John Betancourt was approved unanimously to serve as Vice-Chairman for the TIRZ #2 Board.

ITEM 3. Presentation and Discussion of Texas Local Government Code Chapter 311 – Texas Tax Code – Tax Increment Reinvestment Zones and Financing

Scott Bentley, Chairman of the Center City Tax Increment Reinvestment Zone, provided a brief overview of what it is to be expected when serving on a TIRZ Board. He discussed that the board can provide incentives through property tax rebates and grants in order to encourage

development in the TIRZ. The Board makes recommendations to City Council for final approval. He mentioned that bigger rebates were used downtown initially to get the momentum going. The Center City TIRZ board approved grants for streetscaping and focused on the catalyst projects.

Bob Cowell went into more detail on the TIRZ section of the Local Government Code. The base year for the TIRZ #2 zone is 2016. Each year after 2016, any increase in increment would go to the TIRZ fund for spending within the zone. There is a balance between giving grants and rebates. If you rebate everything projected as increased value, then the TIRZ would not receive any income to be used for future projects.

Items provided to the board to review were the State Local Government Code section on TIRZ, as well as a Texas Municipal League briefing on TIRZ.

Lastly, Bob covered the next steps that the Board will need to complete final project and financing plan. Once completed, it will need to be presented to City Council for adoption. After adoption, the Board manages the plan by evaluation projects for investments. The Board also adopts and annual budget and investment policy.

ITEM 4. Presentation and Discussion of Texas Local Government Code Chapter 551 – Open Meetings and of Texas Local Government Code Chapter 552 – Public Information

Mick McKamie, City Attorney, provided the Board a training session covering the Open Meetings Act and Public Information Act.

ITEM 5. Presentation and Discussion of TIRZ #2 (East Gateway TIRZ) Preliminary Project and Financing Plan

Bob Cowell, Deputy City Manager, presented the Preliminary Project and Financing plan to the TIRZ Board covering the various sections and what each one means. The Local Government Code requires specific items to be included in the project and financing plan.

ITEM 6. Public Comment

No public comments were given.

ITEM 7. Discussion – Future Agenda Items

The following were discussed as possible items to be included on future agendas: Discussion on the Preliminary Project and Financing Plan in order to finalize the document for approval; Annual Budget for TIRZ #2, Investment Policy for TIRZ #2, Recognition of Open Meeting Certifications, and Board Structure.

ITEM 8. Announcement – Next Meeting Date

August 24<sup>th</sup> at 2 P.M. was discussed as the next possible meeting date. The Board also considered having the 4<sup>th</sup> Thursday of every month to be the standard meeting date.