

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

On the 21st day of July 2022, the East Gateway Tax Increment Reinvestment Zone No. 2 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
John Betancourt, Amarillo College	Y	1	1
Michelle Bonner, Amarillo Hospital District	Y	5	4
Kimberly Anderson, Amarillo Independent School District	N	7	4
Tracy Shea, City of Amarillo	N	10	8
John Attebury, Chair, City of Amarillo	Y	33	30
Jashmin Patel, City of Amarillo	Y	18	8
Lee Peterson, Panhandle Groundwater District	Y	6	5
Helen Burton, Potter County	N	37	25
Melynn Huntley, Potter County	Y	5	3
David Walker, Potter County	Y	29	29

Staff present:

Andrew Freeman, Assistant City Manager
Mathew Poston, Director of Finance
Courtney White, City Attorney
Kyle Schniederjan, Director of Capital Projects
Cris Valverde, Director of Planning
Emily Koller, Assistant Director of Planning
Cody Balzen, Economic Development Specialist
Jenifer Ramirez, Assistant to City Manager
Andreanna Jarrett, Recording Secretary

ITEM 1. Call to Order

Chair, John Attebury, called the meeting to order at 12:09 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 for May 19, 2022.

A motion was made by David Walker to approve the minutes, seconded by John Betancourt.

The motion passed unanimously.

ITEM 4. Presentation and Discussion of the FY2022-23 Tax Increment Reinvestment Zone #2 Annual Budget

Mathew Poston presented the above item. Mr. Poston reviewed the approved budget for the fiscal year of 2022-2023. There are three columns to review: approved budget, revised budget, and proposed budget. Under the approved current year budget, we started the year with \$332,311 in fund balance, and under the revised estimate, we show what we estimate ending this fiscal year. The revised estimate revenues of \$259,134 and projected expenditures being \$4360.00, leaves an available balance for next year of \$587,085.00. Using the estimated values from the appraisal district we calculate \$386,171 for revenues next year, but that number can change when we get the certified values in the next couple of weeks. Projections at the end of next fiscal year are estimated at \$891,178. We do require a 90-day operating reserve which is calculated to be \$20,520. Mr. Poston stated that we can make changes as needed and asked for any questions.

Michelle Bonner asked if we had any rebates for next fiscal year.

Andrew Freeman stated that Cody Balzen did the research on our existing incentive agreements, and the only one would be the travel center. It is showing as only partially complete, but this could change with the certified values from the appraisal district.

Chairman John Attebury asked if it would make sense to pay off debts with any of the excess funds we have available.

Kyle Schniederjan, Director of Capital Projects, spoke and went over the two projects in the zone. One is a completed sewer line extension that crosses Interstate 40 and provides sewer services to about three fourths of the properties in the North section of the boundary. We have about 90% of a water line construction plans ready which will cost about \$1.7 million for construction, and that will be located along the frontage of North Interstate 40 and turns up Sunrise Dr and Whitaker Rd to a compressor station that would provide fire service to that area. Mr. Schniederjan stated the sewer line project was about \$150,000 but didn't have the exact number at this time.

Mr. Freeman stated we can get exact numbers for the board next meeting, and if the board wanted to pay in full or a portion of it, that is something we can decide.

Chairman Attebury stated we are looking at \$1.5 million for sewer and water mains that we can do taps off of, which is attractive overall, but also being able to get utilities to the area without the continued hassle of crossing the highways would be beneficial. Even at half the current yearly revenues we can pay that back in 14 years. This would be something we could do and still leave room in the budget to do other projects.

There was a short discussion on how much payments would be and for how long to pay back this debt for utilities between Chairman Attebury, Mr. Freeman, and Michelle Bonner.

Melynn Huntley stated she liked the idea of starting to pay off the debt.

David Walker asked if the board needed to take action on this item.

Mr. Freeman stated we just need direction at this meeting, and we will bring it back next meeting for consideration and approval. We will need to work with Legal to create an agreement with the city for payment terms.

Chairman Attebury asked about the timeline for the water line project.

Mr. Schniederjan stated that the plans are set to be bid after October 1st, and the construction timeline will be about 8 or 9 months.

Chairman Attebury stated that full payment would be around this time next year.

Emily Koller stated there was a line item that is unfunded that was added last year. Property owners have inquired about access to a similar program to the one we have downtown for streetscape grants. This could help pay for things such as, lighting, sidewalks, and beautification. There is potential to add funding to that to be available if those requests came in.

Mr. Freeman said there would be about \$130,000 left after debt payment and reserves.

Chairman Attebury stated he thinks that getting ahead of this and promoting beautification while they are building is a good idea. Some of those things could be expensive while other things could be cheap, and I wouldn't know what number would work for that budget.

Mr. Freeman stated that TIRZ #1 has gone anywhere from \$50,000 to \$100,000. If there was a big project that needed more funds, we could amend the budget.

Chairman Attebury stated that his first question would be, in determining the budget, being able to get a type of unit price for projects to determine what would be reasonable for the budget. Overall, it is a good idea.

Ms. Koller stated this was a property owner driven request, and lighting was one of the main items brought up. However, there has also been talk about public art, banners, or gateways, and there could be flexibility on aesthetic improvements with this line item which would be considered when the requests came in.

Mr. Freeman stated that some funds could be moved out of travel and consulting line items and moved to this since these have not been used much in recent years.

Mr. Schniederjan stated he wanted to clarify the amounts spent on the utility projects. On the wastewater project, we spent \$98,000. The original allocation was \$840,000, and there is still around \$650,000 of the allocation left for this line item to be used by the city to help fund the up-front costs for constructing utilities in this zone.

Chairman Attebury stated that it is good to know it is earmarked for the zone. The money will need to be paid back eventually, but with an estimate of \$2.4 million for utilities the zone still has room to move things around for community projects.

ITEM 5. Discussion and Consideration of the Tax Increment Reinvestment Zone #2 2022 Investment Policy

Mathew Poston presented the above item. Mr. Poston stated this is an annual policy that has to be considered by the board. There were no changes this year. The Board is subject to the Public Funds Investment Act so there is a requirement for this policy to be reviewed by the board each year.

Chairman Attebury stated if you haven't read the document, it is very good and informative. Chairman Attebury confirmed this was an action item.

A motion to approve as presented was made by Michelle Bonner and seconded by Lee Peterson.

Motion passed unanimously.

ITEM 6. Discuss Items for Future Agendas

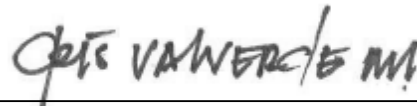
Chairman Attebury asked for any future agenda items.

Mr. Freeman stated that the budget will be brought back for consideration in August.

No other future agenda items were requested.

ITEM 7. Adjourn

Meeting adjourned at 12:33 PM.

A handwritten signature in dark ink, appearing to read "Cris Valverde", is written over a horizontal line.

Cris Valverde
Director of Planning