

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

On the 18th day of June, 2020, the East Gateway Tax Increment Reinvestment Zone No. 2 Board met in a regular meeting at 12:00 PM, via Zoom, with the following members present:

Voting Members	Present	Meetings Held	Meetings Attended
Chris Sharp, Amarillo College	N	3	2
Dean Frigo, Amarillo Hospital District	Y	24	22
Doyle Corder, Amarillo Independent School District	Y	4	4
Christopher Reed, City of Amarillo	Y	24	16
John Attebury, City of Amarillo	Y	20	19
Jashmin Patel, City of Amarillo	Y	5	3
Butch Collard, Panhandle Groundwater District	Y	8	6
Helen Burton, Potter County	N	24	14
Mercy Murguia, Chairman, Potter County	Y	24	23
David Walker, Potter County	Y	16	16

Staff present:

Jared Miller, City Manager

Michael Kashuba, Parks and Recreation

Matthew Poston, Budget Analyst

Andrew Freeman, Director of Planning and Development Services

Cris Valverde, Assistant Director of Planning and Development Services

Emily Koller, Neighborhood Revitalization and Economic Development Manager

Amanda Medellin, Recording Secretary

ITEM 1. Call to order and establish a quorum is present.

Chair Murguia called the meeting to order at 12:02 PM.

ITEM 2. Public Address.

No comments were made.

ITEM 3. Approval of the minutes of the April 16, 2020 Regular Meeting.

Chair Murguia asked for corrections, deletions or changes to the minutes of May 21, 2020.

A motion was made by Doyle Corder to approve the minutes, seconded by Dean Frigo. Motion passed unanimously.

ITEM 4. Presentation and Discussion of the FY 2020-21 Tax Increment Reinvestment Zone #2 Annual Budget

Mathew Poston, City Budget Analyst, gives the above presentation. With Beginning Cash, Matthew estimated that \$104,870 would be available at the beginning of the 2019/2020 FY, but actually had \$65,733. That is due to invoices paid in the prior year. In TIRZ Participation \$151,168 was budgeted, but \$157,676 was collected. \$81,775 was budgeted for expenditures, but the revised estimate was totaled at \$69,060. The ending cash for the FY would be \$154,349, ending 9-30-2020. The proposed budget for next FY (2020/2021) is based on Prad estimates. Matthew is projecting \$183,458 in TIRZ Participation. The audit fee for next FY went up due to a 30% increase with the contracted auditor. The target fund balance is \$20, 462.

Matthew asks if there are any questions or adjustments that need to be made.

Chairman Mercy Murguia asks if the \$64,600 (Professional) is just a place holder number. Matthew confirms that it is a place holder.

Emily explains that we still have time to adjust that amount.

Chairman Mercy Murguia would like to compare the budget for TIRZ 2 and TIRZ 1, she would also like to know the amount of when TIRZ 2 was started.

Emily informed Chairman Murguia that the amount was 39M in 2016, and she projects that the certified value for 2020 would be closer to 57M.

No further questions or comments.

ITEM 5. Discuss and Consider Acceptance of Final Phase 1: Market Validation Study Prepared by Brailsford & Dunlavey

Emily Koller gives a brief summary of Phase 1: Market Validation Study.

Chairman Murguia would like to know how the council would be briefed on these initiatives and if this study would work with the strategic plan that Parks & Recreation is working on.

Jared Miller, City Manager, informs Chairman Murguia that the council has seen the previous study, so they are aware of what is going on.

Michael Kashuba, Parks & Recreation, informs Chairman Murguia that they could incorporate these finding in their master plan.

Chairman Murguia assigned Emilly Koller and Andrew Freeman to draft a MOU for property owners.

Many board members were unable to access the study files, so they would like for it to be resent in a zipped file.

A motion to accept the Final Phase 1: Market Validation Study was made by board member Doyle Corder and seconded by Dean Frigo, passed unanimously.

ITEM 6: Update and Discussion on Expanding the Current Boundary of TIRZ #2

Emily Koller presents the above presentation, and informs the boards that the council seems supportive of the boundary expansion. Mrs. Koller explains the next steps that the board would have to take.

Chairman Murguia would like to know the formal process for the other taxing entities to accept the participation agreements.

Emily Koller explains that there is preliminary work that staff has done with taxing entities and they were supportive.

Chairman Murguia would like a schedule well in advanced to the other entities.

ITEM 7: Updated and Discussion Related to Projects Taking Place in TIRZ #2

Emily Koller presents photos and updates of projects taking place in TIRZ #2.

Chairman Murguia would like photos of the progress me emailed to the board.

Doyle Corder asks about ITEM 6, he would like to know if the expansion goes into the Canyon School District.

Emily Koller explains that she does not think so, but she will verify.

ITEM 8: Discuss Items for Future Agendas and Next Meeting

The next meeting date is July 16, 2020.

Items for future agendas would be a breakdown of the next steps of the B&D study, an update on the MOU draft, an update on the boundary expansion, possibly an acceptance of the budget, and possibly an economic forecast.

ITEM 9: Adjourn

Meeting adjourned at 12:50 P.M.

Mercy Murguia, Chairman