

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

On the 16th day of April, 2020, the East Gateway Tax Increment Reinvestment Zone No. 2 Board met in a regular meeting at 11:30 AM, via Zoom, with the following members present:

Voting Members	Present	Meetings Held	Meetings Attended
Chris Sharp, Amarillo College	Y	1	1
Dean Frigo, Amarillo Hospital District	Y	22	20
Doyle Corder, Amarillo Independent School District	Y	2	2
Christopher Reed, City of Amarillo	Y	22	15
John Attebury, City of Amarillo	Y	18	17
Jashmin Patel, City of Amarillo	Y	3	2
Butch Collard, Panhandle Groundwater District	Y	6	4
Helen Burton, Potter County	Y	22	14
Mercy Murguia, Chairman, Potter County	Y	22	21
David Walker, Potter County	Y	14	14

Staff present:

Jared Miller, City Manager

Andrew Freeman, Director of Planning and Development Services

Laura Storrs, Director of Finance

Cris Valverde, Assistant Director of Planning and Development Services

Emily Koller, Planning and Development Services Manager

Amanda Medellin, Recording Secretary

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

Chair Murguia called the meeting to order at 11:30AM.

ITEM 2. Public Address.

No comments were made.

ITEM 3. Approval of the minutes of the February 20, 2020 Regular Meeting.

Chair Murguia asked for corrections, deletions or changes to the minutes of February 20, 2020.

A motion was made by David Walker to approve the minutes, seconded by Butch Collard. Motion passed unanimously.

ITEM 4. Receive and Accept the TIRZ #2 September 30, 2019 Audit.

Ms. Arnold presented an overview of the Board's Annual Financial Report at September 30, 2019 and reported the financial statements presented a clean, unmodified opinion.

A motion was made by Chris Sharp to approve the TIRZ #2 September 30, 2019 Audit, seconded by Helen Burton. Motion passed unanimously.

ITEM 5. Discuss and Provide Direction Regarding a Possible Expansion of the Current East Gateway TIRZ Boundary.

Andrew Freeman, Director of Planning and Development Services, presented the item. Mr. Freeman provided an update on the discussions surrounding expansion of the current boundary. There is more time to evaluate the expanded boundary now that the initial prospect is slowing down their construction timeline due to COVID. Initial feedback from City Council was to not make the zone too much larger, by focusing on areas more likely to see development in the near future. Mr. Freeman presented a new map showing approximately 449 acres to the south of the current zone. This would bring the zone to 1,389 acres. This is compared to TIRZ #1 currently at 1,165 acres. Mr. Freeman also discussed the size of other TIRZ's found across the state ranging from 1,000 to 5,000+ acres. The 449 acres would add approximately \$2.1MM to the TIRZ #2 Base Value of \$39.8MM. In speaking with other taxing entity stakeholders, they were generally in favor of the changes. They were particularly interested in adding land to the zone that could benefit commercial or industrial development to go with retail and entertainment to the north.

Chair Mercy Murguia asked if anyone had any questions or comments. Multiple board members mentioned the current proposal looked good and made sense to bring back to City Council for further discussion.

ITEM 6. Update and Discussion on Brailsford & Dunlavey, Inc. Phase 1: Market Validation Study.

Andrew Freeman, Director of Planning and Development Services, presented the item stating that Brailsford & Dunlavey (B&D) continues to reach out to contacts in the sporting industry and continue to gather data. They have had a conversation with Michael Kashuba, Director of Parks & Recreation for the City. There is going to be a mid-way point presentation to the Executive Committee on Friday, April 24th. Once everything is wrapped up, a presentation will be made to the entire Board. Chair Murguia discussed the comparison between this new study and the last one completed by B&D. The current study is focused entirely on sports tourism, and what the market is like here and the region. What are we missing out on that could be absorbed in the East Gateway.

Chair Mercy Murguia asked if anyone had any questions or comments. There were no comments or questions.

ITEM 7. Update and Discussion Related to Projects Taking Place in TIRZ #2.

Andrew Freeman, Director of Planning and Development Services, presented the item, by stating things are still moving along during COVID. The construction industry is still working and has not been shut down. Projects are still proceeding within the zone. The Toot'n Totum Travel Center project met their requirements as far as their building permits are concerned.

Chair Mercy Murguia asked if anyone had any questions or comments. There were no comments or questions.

ITEM 8. Discuss Items for Future Agendas and Next Meeting Date.

Possible future agenda items include a presentation of final results from the B&D study.

The next regularly scheduled meeting will be held on May 21, 2020 at noon, but may be postponed if the B&D results are not ready to be presented to the Board. Mr. Corder also asked when we thought the expanded boundary discussion would go back to City Council. Mr. Freeman is going to let the Board know via email when that discussion is scheduled so they can watch the meeting.

Meeting adjourned at 12:09 P.M.

Mercy Murguia, Chairman