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

On the 8th day of June 2023, the Center City Tax Increment Reinvestment Zone No. 1 Board met in a scheduled meeting at 12:00PM, 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
Dean Frigo, Chairman, Amarillo Hospital District	Yes	32	27
Amy Rainey, City of Amarillo	Yes	2	1
Dr. David Woodburn, Amarillo College	No	12	7
Dr. Gary Jennings, Amarillo City Council	Yes	6	6
Kimberly Warminski, Panhandle Groundwater Conservation Dist.	Yes	36	32
Melinda Powell, Potter County	Yes	2	1
John Coffee, Potter County	Yes	8	8
H.R. Kelly, Potter County	Yes	17	15
Joseph Peterson, Jr., City of Amarillo	No	37	33

Staff Present:
Emily Koller, Director of Planning
Drew Brassfield, Assistant Director of Planning
Andrew Freeman, Deputy City Manager
Laura Storrs, Assistant City Manager
Bryan McWilliams, City Attorney
Jenine Cruz, Recording Secretary
Kyle Schniederjan, Director of Capital Projects & Development Engineering

ITEM 1. Call to Order.

Chairman Dean Frigo opened the meeting at 12:08 PM, established a quorum, and conducted the consideration of the following items listed below.

ITEM 2. Public Address

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

No comment was made.

ITEM 3. Minutes.

Chairman Dean Frigo asked for corrections, deletions, or changes to the minutes of the February 9, 2023 meeting.

A motion was made by H.R. Kelly and seconded by John Coffee, to approve the minutes, as submitted.

The motion passed unanimously.

ITEM 4. Regular Meeting Items

ITEM 4.A. Presentation and approval of the TIRZ #1 September 30, 2022 Audit.

Katrina Owens from CMMS CPA presented an overview of the audit to the Board. She verified City Council extended the TIRZ #1 Board for another 20 years through 2056 and asked the Board if they have any comments.

Chairman Dean Frigo commented he would like to see “Subsequent Events” in the Management’s Discussion and Analysis (MD&A).

Katrina stated the LGC note is in there, on page 10, 2nd paragraph. She will include it in the MD&A.

Laura Storrs, Assistant City Manager, commented she will get the extension of the TIRZ info into the MD&A.

Dr. Gary Jennings asked how much cash TIRZ will have available this year for other projects.

Laura stated a little over $1 million dollars.

Chairman Dean Frigo requested a cash balance be available at every meeting so the Board can keep track of what is available for projects. He also requested a cash flow statement be included in the audit.

A motion was made by H.R. Kelly and seconded by John Coffee, to approve the audit with the necessary changes, as presented.

ITEM 4.B. Discussion and consideration of a Streetscape Grant with Amarillo Tower Limited for a parking lot expansion project at 700 S. Harrison Street.

Drew Brassfield, Assistant Director of Planning, and Aaron Emerson, representing Amarillo Tower Limited, presented an overview of what plans are in place for the parking lot, as well as the street scape.

Dr. Gary Jennings asked who is billed for the street lights that are required to go around the streetscape.

Kyle Schniederjan, Director of CP&DE, stated some lights are paid for by the City and other lights are paid for by the property owners. He added that we would need to look at each location to see who pays for the lights.

Aaron stated the parking lot will be an expansion/over-flow to their current parking lot. It will be open parking to the public and they will not be charging anything for people parking on the lot. They are currently allowing WT students to park in their lots without charging.

Chairman Dean Frigo asked Laura Storrs if there are enough funds available.

Laura Storrs confirmed sufficient funds are available, but the Board will need to do a new budget amendment.

Emily Koller, Director of Planning, commented that this requested grant would come from the

Community Projects line in the budget and these funds were allocated for these types of projects. She advised the Board that she would recommend this line being increased for next year.

A motion was made by H.R. Kelly and seconded by Dr. Gary Jennings, to approve the $100,000 Streetscape Grant.

ITEM 4.C. Update on projects taking place in Downtown Amarillo.

1. Kyle Schniederjan, Director of CP&DE, provided the Board with an overview of the Polk Street project (10th & Polk St. to 2nd & Polk St.). He will have a pre-conference with the contractor who bid the project to get everything lined out to get the project started. Plains Builders is the contractor who won the bid. All of the new lighting on Polk Street will be billed to the City of Amarillo. He asked the Board if they have any questions.

   No comments or questions were made.

2. Kyle Schniederjan, Director of CP&DE, provided the Board with an overview of restoring the Center City Gateway Arches and putting LED lighting on all 4 arches. He wanted to get a vote on what color should the arches be. They are currently white but, on a plaque by the arches, it says the arches should be yellow.

   The Board voted to keep the arches white to let the LED lighting stand out. Although the Board likes the idea of LED lighting on the arches, they would like to see more. They suggested something that represents the City of Amarillo, as well as be eye-catching, and gave examples of what the Board would like to see (i.e. boots, yellow rose, Santa Fe railroad-related things, etc.).Potential TxDOT approval was discussed

   The Board created a work-group consisting of H.R. Kelly, John Coffee, Beth Duke, Kashion Smith, Emily Koller, Kyle Schniederjan, and Drew Brassfield to finalize the details of this project.

   Emily Koller verified that the Board has committed $200k for the arches project.

   Kyle Schniederjan gave the Board an estimated completion date of September 30, 2023.

ITEM 5. Discuss Items for Future Agendas.

The Board would like to have an overview at each meeting of what funds they have available.

ITEM 6. Adjourn

There being no further items before the Board, the meeting adjourned at 1:07 PM. All remarks are recorded and are on file in the City Manager's Office.

Emily Koller

Emily Koller, AICP
Director of Planning