

STATE OF TEXAS §

COUNTIES OF POTTER §

AND RANDALL §

CITY OF AMARILLO §

On the 13th day of July 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	33	28
Amy Rainey, City of Amarillo	Yes	3	2
Dr. David Woodburn, Amarillo College	No	13	7
Dr. Gary Jennings, Amarillo City Council	Yes	7	7
Kimberly Warminski, Panhandle Groundwater Conservation Dist.	No	37	32
Melinda Powell, Potter County	Yes	3	2
John Coffee, Potter County	Yes	9	9
H.R. Kelly, Potter County	Yes	18	16
Joseph Peterson, Jr., City of Amarillo	Yes	38	34

Staff Present:

Emily Koller, Director of Planning
Drew Brassfield, Assistant Director of Planning
Andrew Freeman, Deputy City Manager
Laura Storrs, Assistant City Manager
Jenine Cruz, Recording Secretary

ITEM 1. Call to Order.

Chairman Dean Frigo opened the meeting at 12:07 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 June 8, 2023 meeting.

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

The motion passed unanimously.

ITEM 4. Regular Meeting Items

ITEM 4.C. Presentation and discussion of Hunden Feasibility Study.

Lucas with Hunden Strategic Partners presented the Comprehensive Market Feasibility Study for Downtown. Lucas provided an overview of the Full Study to the Board for review. Todd Harmon, Developer, was present to answer any questions after the presentation.

The Board discussed the Comprehensive Study and their targets for the Downtown area.

ITEM 4.B. Discussion on updates to TIRZ #1 September 30, 2022, Audit.

Laura Storrs, Assistant City Manager, presented this item. Laura provided the Board with an overview of the Audit and the changes that the Board requested including a statement on available revenue.

ITEM 4.A. Presentation and discussion on the FY2023-24 Tax Increment Reinvestment Zone #1 Annual Budget.

Laura Storrs, Assistant City Manager, provided the Board with an overview of their Budget for the new FY2023-24. Laura did let the Board know they will be starting the new FY with a Budget of roughly \$2.1 million available after all of the commitments were added in.

Andrew Freeman, Deputy City Manager, recommended the Community Projects line in the Budget be moved up to \$300k for the new FY.

The Board agreed to increase the Budget for the Community Projects line to \$300k for the new FY.

ITEM 4.D. Update and discussion on Center City Arches project.

Beth Duke, Center City, provided the Board with an overview of the Arches project. The working group met and decided not to include any additional features. The project scope will generally remain the same as previously proposed: the arches will be repainted white, lights will be added, the font size will be increased and the existing metal artwork including ribbons and chimes will be refurbished. Beth will not know a price for the project until the bids are advertised and received.

ITEM 4.E. Update and discussion on Wayfinding Banners Project.

Emily Koller, Director of Planning and Beth Duke, Center City, presented this item. Beth shared the idea to add the directional signage and maps to the banners. They showed several examples and will follow-up via email with the renderings of the designs to scale in downtown. As new light poles are added, this is a cost-efficient way to expand wayfinding. The Board agreed to continue with the Banners and they also like the QR Codes for the sidewalks.

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

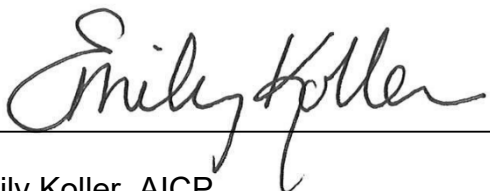
Beth Duke advised the Board of The Route 66 Festival that took place. She also showed the Board that The Barfield Hotel has been featured on the cover of the Texas Historical Commission magazine, *The Medallion*, and advised Amarillo has been recognized nationally as one of the Best Places to Live in the US. The Polk Street Streetscape project is currently under way. The repairs will go from 2nd Avenue to 10th Avenue on Polk Street.

ITEM 5. Discuss Items for Future Agendas.

Chairman Dean Frigo would like to have a meeting in October to talk about the Progress Towards Goals report. Staff will update with new data from PRAD and permits. Beth Duke will provide the Board with updated numbers for the Housing Units in the Downtown District for the Progress report. Laura Storrs will provide the Board with the FY2023-24 Budget at the next meeting, as well as quarterly financial statements.

ITEM 6. Adjourn

There being no further items before the Board, the meeting adjourned at 1:37 PM. All remarks are recorded and are on file in the City Manager's Office.



Emily Koller, AICP
Director of Planning