

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

On the 26th day of October 2023, the South Gateway Tax Increment Reinvestment Zone No. 3 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
Jimmy Lackey, Chairman, Amarillo City Council	Yes	3	3
Eric Barry, Vice Chairman, Randall County	Yes	3	3
Bob Robinson, Randall County	Yes	3	2
Cydney Norton, Randall County	Yes	3	3
Dr. Paul Proffer, Amarillo College	Yes	3	2
Heather Wilson, Canyon ISD	Yes	3	3
Matt Griffith, Amarillo City Council	Yes	3	3
Dr. Eddy Sauer, Amarillo City Council	No	3	2
Weston Wright, Amarillo Hospital District	Yes	3	3

Staff Present:

Drew Brassfield, Assistant Director of Planning
Jon Barnes, Grants and Special Projects Manager
Bryan McWilliams, City Attorney
Justin Blackstock, City Treasurer
Jenine Cruz, Recording Secretary

ITEM 1. Call to Order

Chairman Jimmy Lackey opened the meeting at 12:00 PM, established a quorum, and conducted the consideration of the following items listed below.

ITEM 2. Public Address

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

No comments were made.

Executive Session

At 12:03 PM, Chairman Lackey requested that City Attorney, Bryan McWilliams, read the Board into an Executive Session under Texas Government Code § 551.087 and § 551.071. Due to the nature of the Executive Session, Board Member Matt Griffith, was excused from the meeting room.

The Executive Session was recessed at 12:39 PM and the Open Session resumed at 12:40 PM, with Mr. Griffith returning to the meeting room at that time.

ITEM 3. Approval of Minutes

ITEM 3.A. Approval of the minutes from the South Gateway TIRZ #3 Board meeting held on August 3, 2023.

A motion was made by Vice Chair Eric Barry and seconded by Cydney Norton, to approve the minutes as submitted.

The motion passed unanimously.

ITEM 4. Regular Meeting Items

ITEM 4.A. Discussion and consideration – TIRZ #3 Reimbursement Agreement with Rockrose Development

Drew Brassfield, Assistant Director of Planning, began the discussion by reminding the Board of the information they received during their orientation in the first meeting of this Board and explained that, for this item, the Board needed to determine the amount, if any, of reimbursement and the term of reimbursement.

Mr. McWilliams asked Mr. Griffith to explain what he was asking from the Board. Mr. Griffith explained that his company is seeking 100% reimbursement for infrastructure they were installing in the Zone, which consists of a drainage channel, a water main line, and a cul-de-sac street in the area west of Coulter and just north of Hollywood Rd, referred to as Phase 1 or Westover Village Unit 12. Mr. Griffith stated that, upon completion, these items would be transferred to the City for future maintenance. In total, the project cost is \$510,297.33.

The Board had a comprehensive discussion regarding infrastructure, revenue and several different combinations of possible incentives, including the potential of future amendments to the agreement that would permit a smaller amount of reimbursement to Rockrose to allow the Board more freedom to offer incentives to other entities.

Heather Wilson made a motion to compose the agreement to provide 80% of available tax increment funds for 10 years. Wes Wright seconded.

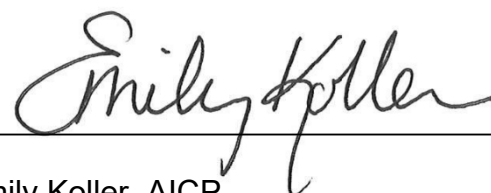
The motion passed unanimously, with Mr. Griffith abstaining from the vote.

ITEM 5. Discuss Items for Future Agendas

Chairman Lackey stated that he would like to discuss moving Mr. Griffith into the *ex officio* position on the Board and would also like to discuss his continued service on the Board.

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