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

On the 14th day of March 2024, 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	36	31
Amy Rainey, Amarillo City Council	Yes	6	5
Dr. David Woodburn, Amarillo College	Yes	16	9
Dr. Gary Jennings, Amarillo City Council	Yes	10	10
Kimberly Warminski, Panhandle Groundwater Conservation Dist.	Yes	40	35
Melinda Powell, Potter County	Yes	6	5
John Coffee, Potter County	No	12	11
H.R. Kelly, Potter County	Yes	21	19
Steve Trafton, Amarillo ISD	No	1	0
Tom Warren II, Amarillo City Council	Yes	1	1

Staff Present:
Andrew Freeman, Deputy City Manager
Emily Koller, Director of Planning
Courtney White, Assistant City Attorney
Jon Barnes, Grants & Special Projects Manager
Jenine Cruz, Administrative Technician

ITEM 1. Call to Order.

Chairman Dean Frigo opened the meeting at 12:03 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.
Beth Duke, Center City, gave a summary of what is taking place downtown.

- National Mainstreet Center featured Scratch Made Bakery and The Barfield on a national podcast.
- In April a special promotion will begin called Dine Downtown, to get more people into the businesses for lunch.

Vice Chairman Dr. David Woodburn entered the meeting at this time.

ITEM 3. Minutes.

Chairman Frigo asked for corrections, deletions, or changes to the minutes of the November 9, 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.A. Discussion and possible action regarding cancellation of $50,000.00 streetscape grant to The Pergola Shop from 2021.

Emily Koller, Director of Planning, presented the Board with a cancellation request of the $50,000.00 streetscape grant to The Pergola Shop, located at 701 S.E. 10th, as they have moved out of the downtown area and Brice Stater, the owner, has agreed to cancel the grant. Mr. Stater has decided in the future, if he would like to continue the streetscape, he will come back to the Board and reapply for the grant. This grant is a commitment in the TIRZ budget and the action from the Board will allow for the release of this commitment from the budget.

A motion to cancel the Streetscape Grant for $50,000.00 to The Pergola Shop was made by Vice Chairman Dr. David Woodburn and seconded by Amy Rainey.

The motion passed unanimously.

ITEM 4.B. Discussion and possible action regarding extension of deadline for Amarillo Tower Limited's 700 S. Harrison Streetscape Grant.

Ms. Koller presented the Board with a possible action item for extension of the $100,000.00 streetscape grant that was awarded to Amarillo Tower Limited in June 2023. The developer agreement that was signed calls for an expiration of one year from the date it was signed, upon complete performance of developer obligations or expiration of the TIRZ, whichever occurs first. Aaron Emerson, agent for Amarillo Tower Limited, sent a request for an extension of the deadline to 12/31/2024. Mr. Emerson advised city staff they have spent approximately 60% of their total project budget but needed more time to explore adding the remainder of this project to a refinancing effort. As written, the agreement does not allow them time to do this.

A motion to extend the deadline for Amarillo Limited's 700 S. Harrison Streetscape Grant not to exceed December 31, 2024, was made by Dr. David Woodburn and seconded by Kimberly Warminski.

The motion passed unanimously.

ITEM 4.C. Presentation of Hotel Market Study Proposal for Herring Hotel property.

Dr. Gary Jennings presented the Board with a proposal of obtaining a hotel market study on the Herring Hotel from Source Strategies. Dr. Jennings requested the Board to pay the $2000 identified in the written proposal.

Andrew Freeman, Deputy City Manager, stated that anyone interested in investing in downtown can obtain a copy of the hotel study because it will not be private. Mr. Freeman stated that TIRZ #1 helped pay for the housing study for the downtown area, and the hotel study Dr. Jennings is proposing would cover hotel data.

A motion was made to place this topic as a future action item, made by Vice Chairman David Woodburn and seconded by Kimberly Warminski.

The motion passed unanimously.

ITEM 5. Discuss Items for Future Agendas.

The Board requested updates on the progress toward goals for the Zone, the gateway arches project, and the wayfinding banners project.

ITEM 6. Adjourn

Chairman Frigo adjourned the meeting at 12:29 PM.

Emily Koller

Emily Koller, AICP
Director of Planning