

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

On the 11th day of September 2025, the Center City Tax Increment Reinvestment Zone No. 1 Board of Directors met in a scheduled meeting at 12:00 PM, in Room 1027 of City Hall, at 623 South Johnson Street, Amarillo, Texas with the following members present:

Voting Members	Present	Meetings Held	Meetings Attended
Dean Frigo, Chairman, Amarillo Hospital District	Y	44	39
Dr. David Woodburn, Vice Chair, Amarillo College	N	24	13
Amy Rainey, Amarillo City Council	Y	14	12
Dr. Gary Jennings, Amarillo City Council	Y	18	18
Tom Warren II, Amarillo ISD	Y	9	5
H.R. Kelly, Potter County	Y	29	25
John Coffee, Potter County	Y	20	17
Melinda Powell, Potter County	Y	14	12
Marcus Hardcastle, Panhandle Groundwater Conservation District	N	5	2
Vacant, Amarillo City Council			

Staff present:

Drew Brassfield, Interim Director of Planning  
Bryan McWilliams, City Attorney  
Katrina Owens, Director of Finance  
Jenine Cruz, Recording Secretary

**ITEM 1. Call to Order.**

Dean Frigo, Board Chair, called the meeting to order at 12:00 PM and established a quorum.

**ITEM 2. Public Address**

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

Al Patel, Mina Patel, Mike Fisher, Vic Ragma, and Dipak Patel all spoke in opposition of Item 4.A. Comments centered on concerns regarding expansion of incentives city wide, issues with overall development processes, and allegations of potential corruption regarding parties involved with Item 4a.

**ITEM 3.A. Minutes - Approval of the minutes of the Tax Increment Reinvestment Zone No. 1 Board meeting held on June 25, 2025.**

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

The motion passed 6-0 with Tom Warren II abstaining from the vote.

**ITEM 3.B. Approval of the minutes of the Tax Increment Reinvestment Zone #1 Board Meeting held on August 14, 2025.**

A motion was made by H.R. Kelly and seconded by Dr. Gary Jennings to approve the minutes as submitted.

The motion passed 6-0 with Tom Warren II abstaining from the vote.

**ITEM 4.A. Discussion and consideration of Assignment and Assumption of Incentive Agreement between TIRZ #1 and Summit NCI JV 177, LLC to 724 S. Polk Street Operating, LLC.**

Drew Brassfield, Interim Director of Planning, presented this item to the Board. Mr. Brassfield explained that the request was to assign the remainder of the original developer agreement for the Courtyard on Polk St. The agreement calls for annual reimbursement of 90% of the annual ad valorem tax revenue on this property for a period of 20 years or until \$1,657,716 has been paid, whichever occurs first. The first reimbursement payment was made in 2011 and, as of September 2025, 14 years of payments have been made, totaling \$808,671.01. This leaves 6 years or \$849,044.99 remaining that Summit is seeking to assign to 724 S. Polk Street Operating, LLC. The request did not include any additional time or funding being added. Mr. Brassfield also explained that the reimbursements were made from the tax increment fund established for the Tax Increment Reinvestment Zone #1.

There was extensive discussion among the Board with interjections from the public.

A motion was made by H.R. Kelly to table this item with the request that representatives of the buyer and seller, their legal counsel, and as those in attendance for public comment, attend the next Board meeting. John Coffee seconded the motion. Motion passed 7-0.

**ITEM 5. Executive Session.**

City Attorney, Bryan McWilliams advised at 12:47 PM that the Center City Tax Increment Reinvestment Zone No. 1 Board of Directors would convene into executive session per Texas Section 551.087 - Discussion regarding commercial or financial information received from a business prospect and/or deliberate the offer of a financial or other incentive to a business prospect in the Central Business District: (i) Project #TIRZ-2501 (Hospitality)

**ITEM 6. Future Agenda Items**

The Board reconvened into open session at 1:27pm to discuss future agenda items. Chairman Frigo reiterated the request for staff to communicate the Board's desire to have representatives of Item 4.A., as well as those present in the audience, present at the next regularly scheduled TIRZ #1 meeting. The Board also expressed interest in seeing a developer agreement regarding Item 5, if possible.

**ITEM 7. Adjourn**

The meeting adjourned at 1:27 pm.

A handwritten signature in black ink that reads "Cody Balzen". The signature is written in a cursive style with a large initial "C".

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Cody Balzen  
Director of Planning