

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

On the 9th day of October 2025, the Center City Tax Increment Reinvestment Zone No. 1 Board of Directors met in a scheduled meeting at 12:00 PM, in Room 1500 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	45	40
Dr. David Woodburn, Vice Chair, Amarillo College	Y	25	14
Amy Rainey, Amarillo City Council	Y	15	13
Dr. Gary Jennings, Amarillo City Council	Y	19	19
Tom Warren II, Amarillo ISD	Y	10	6
H.R. Kelly, Potter County	Y	30	26
John Coffee, Potter County	Y	21	18
Melinda Powell, Potter County	Y	15	13
Marcus Hardcastle, Panhandle Groundwater Conservation District	N	6	2
Vacant, Amarillo City Council			

Staff present:

Drew Brassfield, Assistant Director of Planning  
Cody Balzen, Director of Planning  
Andrew Freeman, Deputy City Manager  
Bryan McWilliams, City Attorney  
Dustin Johnson, Deputy City Attorney  
Brady Kendrick, Senior Planner  
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.

Tim Benson, Mike Fisher, Al Patel, Claudette Smith, Abdul “Sonny” Jubal, Mike Ford, Tom Scherlen, Hope McCoy and Vic Ragma all spoke in opposition of Item 3.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 3a.

**ITEM 3.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.**

*\*Let the record reflect Dr. Gary Jennings had to leave the meeting during this item.*

Drew Brassfield, Assistant 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.

Kevin Nelson, member of 724 S. Polk St. Operating, LLC spoke in support of the item.

Chris, Summit NCI JV177, LLC's legal counsel, introduced himself and made himself available for any questions the board had.

Donna Patel, hotel owner, spoke in opposition of the item. Significant discussion took place between the Board and staff.

A motion was made by Dr. David Woodburn and seconded by Melinda Powell to approve the item as presented.

The motion passed 5-1, Tom Warren II voted in opposition of the item.

Following the vote on this item, Tom Warren announced he had to leave the meeting. With Dr. Jennings leaving at the beginning of this item, the Board lost its quorum.

#### **ITEM 4. Future Agenda Items**

Chairman Frigo requested for the TIRZ board members to attend a seminar.

#### **ITEM 7. Adjourn**

The meeting adjourned at 1:48 pm.



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Cody Balzen  
Director of Planning