

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

On the 15th day of April 2026, the Center City Tax Increment Reinvestment Zone No. 1 Board of Directors met in a work session 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	51	46
Dr. David Woodburn, Vice Chair, Amarillo College	Y	31	16
Amy Rainey, Amarillo City Council	N	21	18
Rebecca Gladney, Amarillo City Council	Y	4	3
Tom Warren II, Amarillo ISD	Y	16	11
Vacancy, Potter County	N	1	0
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Gary Pitner, Potter County	Y	3	3
Marcus Hardcastle, Panhandle Groundwater Conservation District	Y	12	5
Emily Koller, Amarillo City Council	Y	4	4

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
Katrina Owens, Director of Finance
Lola Ogunremi, Chief Financial Officer
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. Executive Session The Center City Tax Increment Reinvestment Zone #1 Board may convene into Executive Session to receive reports on or discuss any of the following pending projects or matters:

- 2.A. 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 TIRZ #1 boundary:
- (i) Project #TIRZ1-2501 (Hospitality)

The Board was read into Executive Session at 12:02pm by City Attorney Brian McWilliams. Board Member Tom Warren II arrived at the meeting during this item.

ITEM 3. Adjourn from Executive Session and Continue Open Session in Room 1500.

The Board continued in Open Session at 12:24pm.

ITEM 4. Public Comment

Director of Finance, Katrina Owens, introduced the newly hired Chief Financial Officer, Lola Ogunremi, to the Board.

ITEM 5. Approval of Minutes

5.A. Approval of the minutes from the February 12, 2026 Tax Increment Reinvestment Zone #1 Board Meeting.

Marcus Hardcastle made a motion to approve the minutes as presented. Gary Pitner seconded that motion. The motion passed 7-0.

ITEM 6. Regular Meeting Items

6.A. Consider Approval – Center City Tax Increment Reinvestment Zone #1 Developer Agreement with Rillo Investments, LLC for a hospitality project located in the vicinity of SE 10th Ave. and S. Buchanan St.

Assistant Director of Planning, Drew Brassfield, presented this item. The project being proposed is a 5-story, 122 room Hampton Inn and Suites with an initial investment of approximately \$28.6M. The request from Rillo Investments to the TIRZ Board was for economic development incentives for the construction of this new hotel in the form of property tax rebates at 100% for 10 years and a \$900,000 grant to assist with infrastructure, façade improvements, environmental site remediation, and demolition of existing structures.

Board Member Tom Warren asked about old fuel tanks being on site. Representatives from Rillo Investments stated it was unknown, at that time, as to what was underground at the site of this proposed project. Board Member Gary Pitner thanked the developers for their interest and investment in downtown Amarillo.

After some additional discussion, Board Member Dr. David Woodburn made a motion to approve the request as presented with it being subject to final approval by the City's Legal Department. Board Member Hardcastle seconded the motion. The motion passed with 5 voting for it and Board Member Warren abstaining from the vote.

6.B. Consider Approval – Streetscape grant request from Amarillo Area Foundation for parking lot project at SE 10th Ave. and S. Taylor St.

Assistant Director Brassfield presented this item. The project consists of improvements to an existing parking lot, along with the adjacent street-facing edges of the property in an approximate amount of \$128,125. The request to the Center City TIRZ is for a \$50,000 grant to assist with the streetscaping components of the project. Broc Carter and Janet Lumen were present as representatives of the Amarillo Area Foundation.

Board Member Pitner asked Mr. Carter and Ms. Lumen about traffic flow and safety concerns. They informed the Board that those factors were taken into consideration as they worked through the design and feel that the layout adequately addresses those concerns.

Board Member Pitner made a motion to approve the request as presented. Dr. Woodburn seconded that motion. The motion passed 7-0.

6.C. Discussion regarding the process to consider potential updates to the Center City Tax Increment Reinvestment Zone #1 Final Project and Financing Plan and the Downtown Amarillo Strategic Action Plan.

Assistant Director Brassfield presented this item. The Board was provided with an outline of the steps that could be involved in issuing a Request for Qualifications from third-party consulting firms to aid the Board in determining who may be best qualified to assist in updating these plans.

Board Member Pitner commented that he believed the Strategic Action Plan should inform the Project and Financing Plan and noted that the Strategic Action Plan was originally created by a City-appointed board. Discussion followed regarding ensuring that the Council stayed informed to the efforts, ensuring that deliverables remain clear, and that funding remains a priority throughout the effort.

Staff informed the Board that they would continue working on creating the formal Request for Qualifications and would report back just as soon as documents could be finalized.

Item 7. Discuss Items for Future Agenda

No new items were discussed beyond what was previously discussed in this meeting.

Item 8. Adjourn

The meeting adjourned at 1:02 pm.


Cody Balzen
Director of Planning