

STATE OF TEXAS  
COUNTIES OF POTTER  
AND RANDALL  
CITY OF AMARILLO

On the 20<sup>th</sup> day of April 2016, the Amarillo Local Government Corporation Board of Directors met at 11:30 a.m. on the Third Floor, Room 306, City Hall, 509 Southeast 7th Avenue, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
Sunny Hodge-Campbell, Vice President	Y	14	14
Bryan Poff, Jr., President	Y	12	11
William Biggs, Board Member	Y	12	12
Les Simpson, Board Member	Y	87	65
Brian Eades, Councilmember & Board Member	Y	87	79
John Lutz, Board Member	Y	31	28
Randy Burkett, Councilmember & Board Member	Y	14	13
<b>EX-OFFICIO MEMBERS</b>			
Terry Childers, Interim City Manager	Y	9	8
Mercy Murguia, Potter County Commissioner	Y	31	20

Absent were none.

**Staff in Attendance:**

William McKamie, City Attorney; Jerry Danforth, Facilities Manager; Bob Cowell, Deputy City Manager, Michelle Bonner, Assistant City Manager and Frances Hibbs, City Secretary.

ITEM 1: The meeting was called to order by Mr. Poff.

ITEM 2: Minutes of the regular meeting held on April 6, 2016 were presented. Motion was made by Ms. Hodge Campbell to accept the minutes, and seconded by Councilmember Burkett. The minutes were unanimously approved.

**Voting AYE were Mr. Poff, Ms. Hodge-Campbell, Mr. Biggs, Mr. Simpson, Mr. Lutz, Councilmember Eades and Councilmember Burkett, voting No were none; the motion carried by a 7:0 vote of the Board of Directors.**

ITEM 3: Mr. Cowell presented an update on the catalyst projects. He stated the streetscape project was on-time and moving forward. The parking garage was having a construction commencement ceremony this afternoon. They will begin pouring concrete today. They remain on schedule or slightly ahead. Dan Quandt, CVC, presented a Embassy Suites video. Mr. Cowell

stated the hotel remains on schedule. The steel work is complete and the pre-construction panels are coming up. The mock hotel rooms are under construction in the Environmental Health building on Johnson Street.

Mr. Cowell further stated the MPEV would be the main topic today. The Board would discuss the terms of the financing and how to move forward, depending on the discussions today. At the next meeting, Mr. Cowell stated he would have a revised project schedule. Work will continue on the demolition of the buildings, etc. Mr. Cowell and Jerry Danforth have been meeting with vendors regarding the operations for the parking garage and how best to handle those operations. The Executive Advisory Committee will meet to discuss their findings and they will make a recommendation to the LGC Board.

ITEM 4: Mr. Cowell stated Jason Thompson with Brailsford & Dunlavey (B&D) will send the final report on Monday, April 25, and it would be forwarded to the Board members. This item will also be discussed by the Executive Advisory Committee.

ITEM 5: Ms. Hodge-Campbell stated the Executive Advisory Committee met on Friday. Mr. Cowell stated the discussions concerned the previous RFQ for development and management services for the retail space in the parking garage and whether or not a new RFQ should be issued or awarded to Bob Garrett.

Councilmember Eades came in during this item.

Also, discussed was the request for insurance reductions by the hotel developer. Mr. Lutz stated he would like to discuss the membership of the MPEV Outreach and Engagement Committee with Ms. Murguia and come back to the LGC Board with ideas. Mr. Cowell stated there are no contractual obligations with Mr. Garrett at this time

ITEM 6: Mr. Cowell presented information on the financing plan and stated this item was set up for action today to make a recommendation to the City Council for the next steps.

Mr. Childers stated in November City Council asked LGC to proceed with the MPEV. At that time, they were contemplating building a stadium for independent baseball. LGC was then approached with the potential for affiliated baseball. LGC asked City Council for approval to pursue the affiliated baseball. LGC hired B&D and B&D presented their recommendations and associated costs. Mr. Cowell further stated if the LGC Board was comfortable with the affiliated options, and feels it has merit, LGC will need to make specific recommendations to the City Council that they pursue affiliated baseball. City Council will review the financing plan and by resolution will ask the LGC Board to pursue an affiliated team. Mr. Biggs stated he has reviewed the feasibility study and believed this could work without any new taxes and with the voluntary PID. Councilmember Eades stated financing would be a challenge for the City Council but he thought it could work.

Mr. Simpson inquired if the proposed PID funds would be used 100% to fund the stadium. Mr. Childers stated it would be used for other things downtown, they would recommend they be used for streetscaping and other downtown permissible purposes such as cleaning, security, and

landscaping. The Downtown PID board would drive those priorities. Mr. Simpson expressed concerns about affiliated teams not allowing other events in the stadium. He further inquired how to measure getting back the investment. Mr. Childers stated the team would not use the stadium every night. The operator and the CVC could discuss other opportunities and how to bring in events. The return on investment would be substantial with the surrounding retail, restaurants, etc. Mr. Simpson inquired as to who would be responsible for the programming and other activities in the facility. Mr. Childers replied the affiliated club would control the space and they would be responsible initially in terms of programming. Putting on other events in that facility would make them money in sales, concession, etc. The CVC would work hand-in-hand to bring other activities. Ms. Murguia reminded the Board on the importance in educating the taxpayers. Mr. Childers stated he has contacted approximately seven downtown landowners and they are awaiting additional information on the dollar amount, boundaries and would like to participate other than buying sponsorships. The DAI board will convene with downtown property owners. Councilmember Burkett inquired as to the boundaries of the downtown proposed PID. Mr. Childers replied they currently are using the TIRZ#1 boundaries but they will work to adjust the boundary areas. Mr. Cowell stated the downtown PID would exclude residential areas. Motion was made by Ms. Hodge-Campbell to recommend to City Council after having reviewed the feasibility study and the financing plan, that it is in the best interests of the City of Amarillo to proceed with affiliated baseball, motion was seconded by Councilmember Burkett.

**Voting AYE were Mr. Poff, Ms. Hodge-Campbell, Mr. Biggs, Mr. Simpson, Mr. Lutz, Councilmember Eades and Councilmember Burkett, voting No were none; the motion carried by a 7:0 vote of the Board of Directors.**

ITEM 7: Mr. McKamie stated the City Council has a general rule of attendance for boards and commissions of 75%. This does not create an automatic vacancy, but is subject to removal by the City Council or in a member not being reappointed. The LGC Board has its own bylaws which have been approved by the City Council. Attendance can be addressed with a bylaw amendment addressing the minimum requirements, percentage of meeting attendance, attending a number of meetings a year, and what would happen if members do not meet those requirements. The bylaw amendment would require approval from the City Council. Ms. Hodge-Campbell suggested a 75% attendance rather than a set number of days. Mr. Lutz inquired if excused absences could be addressed. Mr. McKamie stated the need for advanced notification of late arrivals or absences for possible quorums. Motion was made by Ms. Hodge-Campbell for Mr. McKamie to bring back a draft bylaw amendment requiring a 75% attendance or City Council would be notified on the member not fulfilling their service, and a 10-minute notification on late arrivals, motion was seconded by Councilmember Burkett.

**Voting AYE were Mr. Poff, Ms. Hodge-Campbell, Mr. Biggs, Mr. Simpson, Mr. Lutz, Councilmember Eades and Councilmember Burkett, voting No were none; the motion carried by a 7:0 vote of the Board of Directors.**

ITEM 8: Mr. McKamie advised there was no need for a Closed Session.

ITEM 9: Mr. McKamie stated there was no need for this item since they did not have a Closed Session.

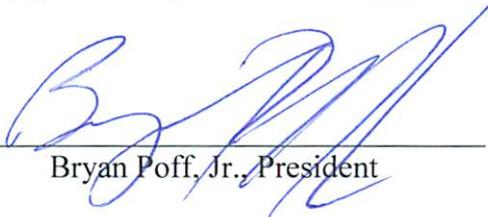
ITEM 10: Ms. Hodge-Campbell stated that at this time the Board would invite comments from interested citizens on matters directly pertaining to policies, programs or activities of the Amarillo Local Government Corporation.

James Schenek, 6216 Gainsborough, stated citizens were not allowed to comment after each agenda item. In regard to Item 6, he inquired what the Board expected of B&D's proposal. He stated the feasibility study was marginal at best. He inquired as to how many downtown property owners there were downtown. He stated no one has mentioned private funds being raised, and using all the HOT tax for the MPEV. He inquired if anyone had spoken to Elmore and what their guidelines were. Allen Finegold, stated the cornerstone tenant should pay 5% or \$2 million each year to use that facility. He further stated there has been no discussion with people who live and work downtown. Robert Goodrich, 4111 Stony Point, inquired if suggestions from the public were considered. Dan Quandt, CVC, 4719 Oregon Trail, clarified a point made at the last meeting. The City is projecting a 4% growth in hotel collections and they are not suggesting a tax rate increase in HOT tax. To-date the HOT tax has increased 10%. This event venue tax is not a local hotel tax. There were no further comments.

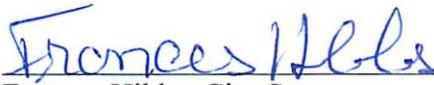
ITEM 11: Mr. Cowell stated there was no need for the LGC Board to meet until the City Council has met.

ITEM 12: Mr. Cowell stated the next LGC Board meeting would be May 18 at 11:30 a.m.

ITEM 13: Motion was made by Mr. Simpson to adjourn. Mr. Poff announced the meeting was adjourned.

  
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Bryan Poff, Jr., President

ATTEST:

  
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Frances Hibbs, City Secretary