

STATE OF TEXAS  
COUNTIES OF POTTER  
AND RANDALL  
CITY OF AMARILLO

On the 26th day of June 2017, 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, President            | Y       | 27                | 26                    |
| Bryan Poff, Jr., Board Member              | Y       | 25                | 24                    |
| William Biggs, Vice President              | Y       | 25                | 25                    |
| Eddy Sauer, Councilmember & Board Member   | Y       | 2                 | 2                     |
| John Lutz, Board Member                    | Y       | 44                | 38                    |
| Howard Smith, Councilmember & Board Member | Y       | 2                 | 2                     |
| EX-OFFICIO MEMBERS                         |         |                   |                       |
| Jared Miller, City Manager                 | Y       | 5                 | 4                     |
| Bob Cowell, Deputy City Manager            | Y       | 22                | 19                    |
| Mercy Murguia, Potter County Commissioner  | Y       | 44                | 30                    |

Absent were none.

Staff in Attendance:

William McKamie, City Attorney; Jerry Danforth, Facilities Manager; Andrew Freeman, Economic Development Manager; and Frances Hibbs, City Secretary.

ITEM 1: Ms. Hodge-Campbell called the meeting to order.

ITEM 2: Minutes of the regular meeting held on June 7, 2017 were presented. Motion was made by Mr. Poff to accept the minutes as corrected, and seconded by Dr. Sauer. The minutes were unanimously approved.

Voting AYE were Ms. Hodge-Campbell, Mr. Poff, Mr. Biggs, Dr. Sauer, Mr. Lutz, and Mr. Smith voting No were none; the motion carried by a 6:0 vote of the Board of Directors.

ITEM 3: Mr. Cowell presented project updates on the following items:

Mr. Cowell stated there would be a ribbon cutting in sync with the next LGC meeting at the Convention Center Parking Garage. The parking equipment is being fabricated in Dallas. All the equipment will be installed by the end of July. The parking garage will be open and charging for the July 1 downtown event. Mr. Garrett has purchased 150 parking spaces for a second marketing event on July 1.

Mr. Cowell stated City crews were putting on the last details on the one-way street conversions on Buchanan and Fillmore Streets.

Mr. Cowell stated there was an agreement for the Parking Management on the agenda.

Mr. Cowell stated there were no updates on the Parking Garage Retail space.

The Convention Center Hotel continues their final outside work on the driveway. They anticipate a possible September or earlier opening. Mr. Cowell further stated he would also sync a tour of the hotel at the next meeting.

Mr. Cowell stated there is lots of information on today's agenda concerning the Multi-Purpose Event Venue.

Mr. Cowell stated Council has taken action for the conversion of the one-way streets to two-way streets on Buchanan and Fillmore Streets.

ITEM 4: Mr. McKamie advised at 11:40 a.m. that the Board would convene in Closed Session to report on or discuss any of the following pending projects or matters:

- Sec. 551.071 - Consult with attorney on a matter in which the attorney's duty to the governmental body under the Texas Disciplinary Rules of Professional Conduct conflicts with this chapter.
- Consultation with counsel regarding status of negotiations – MPEV lease agreement and related matters.
- Discuss the Amended and Restated Lease and Development Agreement between the LGC and Supreme Bright Amarillo II, LLC; terms and conditions; amendments.

Mr. McKamie announced that the Closed Session was adjourned at 12:05 p.m. and reconvened the Regular Meeting.

ITEM 5: Mr. Cowell stated this item is to approve an agreement between the Amarillo Local Government Corporation and Panhandle Baseball Club, Inc. He further stated Sunny Hodge-Campbell would present this item to City Council tomorrow. Motion was made by Mr. Smith to approve the letter agreement with Panhandle Baseball Club, Inc., seconded by Mr. Lutz.

Voting AYE were Ms. Hodge-Campbell, Mr. Poff, Mr. Biggs, Dr. Sauer, Mr. Lutz, and Mr. Smith voting No were none; the motion carried by a 6:0 vote of the Board of Directors.

ITEM 6: Mr. Cowell stated this item would authorize the issuance of a Request for Proposal (RFP) for a Construction Manager at Risk Services. The RFP will allow the appropriate contractor to design the facility with an amount not to exceed an amount for construction. Ms. Murguia inquired if the operationally team would be involved with RFP. Mr. Cowell replied they would have some interest, primary in the design, and they would be involved with reviewing the draft of the RFP, but timelines would be their primary interest. Motion was made

by Dr. Sauer to approve issuance of a request for proposal for a construction manager at Risk Services, seconded by Mr. Poff.

Voting AYE were Ms. Hodge-Campbell, Mr. Poff, Mr. Biggs, Dr. Sauer, Mr. Lutz, and Mr. Smith voting No were none; the motion carried by a 6:0 vote of the Board of Directors.

ITEM 7: Mr. Cowell stated this item was an agreement for Professional Services with Populous Architects. He further stated everyone would move expeditiously in order to play baseball in 2019. He introduced David Bower and Steve Caudle, project architects. Mr. Bower stated they employ about 330 people, they have built 37 minor league ballparks in 29 years, in El Paso, Midland, Tulsa, Albuquerque, Phoenix, Columbia, South Carolina. Mr. Bower stated they have had a lot of success and have just opened a park in Cleburne, Texas and each ballpark is different. Mr. Cowell encouraged the board to look at their website to get a sense of their quality of work. Mr. Poff inquired if they had previously worked with the Elmore's. Mr. Bower stated they are currently remodeling the Sky Socks stadium for them. Dr. Sauer inquired how they felt about the timeline. Mr. Caudle replied he believed it was doable. Mr. Cowell stated Mr. Danforth would make sure the site was ready with the last few remaining items that need to be done before the construction begins. Mr. Danforth stated that due to the timelines, it was critical to hire the contractor at risk, and he was comfortable moving forward. Mr. Cowell stated the Executive Advisory Committee asked a number of questions and helped refine the document. He further stated Mr. McKamie used a boilerplate contract and Populous Architects amended it. The exhibits will lay out the scope of services. Mr. Cowell stated the footprint for the stadium includes the streetscape. The products will need to be delivered and need to sink up with the Contractor at Risk to complete the design. Mr. Cowell stated Exhibit I is based on a 6 1/2% fee of a \$40 million budget. The design fee would be \$2.6 million. Mr. Cowell stated they have begun communicating on the preliminary design elements, but no designs have yet been created. They are waiting for the Notice to Proceed to begin the designing stage. There will be updates along with way and opportunities to engage the community. The first phase will move quickly with conceptual ideas on how it will fit on the site. Ms. Murguia inquired where the \$2.6 million would come from. Mr. Cowell stated it would come from cash from HOT tax. He further stated Michelle Bonner has pulled funds aside every year for the debt reserve and has approximately \$8 million for the design and to minimize the debt. Motion was made by Mr. Biggs to approve an agreement for Professional Services with Populous Architects, seconded by Mr. Poff.

Voting AYE were Ms. Hodge-Campbell, Mr. Poff, Mr. Biggs, Dr. Sauer, Mr. Lutz, and Mr. Smith voting No were none; the motion carried by a 6:0 vote of the Board of Directors.

ITEM 8: Mr. Cowell stated City staff would operate the parking garage for five-years. He stated the funds available for the first couple of years is unknown until the MPEV is up and running. Anyone hired will be an employee of the City. The operating budget will be approved annually, much like Mr. Garrett's agreement. Mr. McKamie stated the City's record retention will apply.

Jared Miller, City Manager, came in during this item.

Mr. Cowell stated all expenses will be inclusive and used to cover the debt service. Dr. Sauer inquired about the \$150,000 in daily parking. Mr. Cowell stated he believed it was from the Jacobs study but for the first couple of years, they will not have the MPEV. Ms. Murguia stated

the need for the Subcommittee to generate ideas. Motion was made by Mr. Lutz to approve the operating budget for the parking garage, seconded by Mr. Poff.

Voting AYE were Ms. Hodge-Campbell, Mr. Poff, Mr. Biggs, Dr. Sauer, Mr. Lutz, and Mr. Smith voting No were none; the motion carried by a 6:0 vote of the Board of Directors.

ITEM 9: Ms. Hodge-Campbell inquired if they had the capability to use a toll tag. Mr. Danforth stated the initial package only included credit and debt and validation from the hotel and City Hall. There was an additional cost for additional services. Dr. Sauer inquired how expensive it was to purchase. Mr. Danforth replied approximate \$15,000-\$20,000 but the value was not there the first couple of years. Mr. Danforth further stated additional stations throughout the garage can validate parking. It gives you 15-minutes before you have to leave the concourse. Dr. Sauer inquired if there were additional fees. Mr. Danforth stated there were maintenance fees similar to credit card charges. Mr. Cowell stated the options will become necessary as you approach the opening of the MPEV, but the technology will probably change again. Mr. Danforth stated the value is just not there until the MPEV opens. Motion was made by Dr. Sauer to approve the downtown parking agreement with the City of Amarillo with changes to Sections 1-9, 1-10, 1-11, 1-12 and 2-1 as discussed, seconded by Mr. Poff.

Voting AYE were Ms. Hodge-Campbell, Mr. Poff, Mr. Biggs, Dr. Sauer, Mr. Lutz, and Mr. Smith voting No were none; the motion carried by a 6:0 vote of the Board of Directors.

ITEM 10: Mr. Cowell stated the need to amend the parking charges for the downtown parking garage. He stated City Council has approved the parking rates for the downtown parking garage and LGC implements the rates. Two areas which have not been discussed are the special event parking rates and lease arrangements. The hourly and daily rates were previously approved, \$2/hour \$2 for every 2 hours after that, not to exceed \$7/day. Mr. Cowell stated the pro forma assumes a certain number of special events to service the debt. The surface parking will also be managed during special events. Mr. Cowell stated LGC will need to set the special event rates on an annual or semi-annual basis, and City Council will have to address on-street and surface parking rates. Mr. Cowell stated the need for the Subcommittee to discuss entire floor rentals, who would do the clean-up, if alcohol would be permitted, etc. Ms. Hodge-Campbell stated with her experience with parking garages \$7-\$10 is on the low-end. Mr. Danforth stated there would be no automation during special events but the need for manpower to operate the garage and load it quickly. Motion was made by Mr. Lutz to approve the special events defined by LGC with a special parking range of \$7-\$10; lease rates \$1,300 annually from 7:00 a.m. – 6:00 p.m., Monday-Friday; and \$1,500 annually for unlimited parking 24-7, seconded by Mr. Biggs.

Voting AYE were Ms. Hodge-Campbell, Mr. Biggs, Dr. Sauer, Mr. Lutz, and Mr. Smith voting No was Mr. Poff; the motion carried by a 5:1 vote of the Board of Directors.

ITEM 11: 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 Schenck, 6216 Gainsborough Street, inquired if suites are being sold and if they will be available for the public. He further stated he was concerned about

the parking spaces, and if the hotel was going to ask for 50 additional spaces. He inquired where the MPEV's 1,000 parking spaces would come from. There were no further comments.

ITEM 12: Mr. Cowell stated the next upcoming agenda would include the ribbon cutting and tour of the parking garage and a convention center hotel tour.

ITEM 13: Mr. Cowell stated the next meeting is scheduled for Wednesday, July 19, 2017.

ITEM 14: Ms. Hodge-Campbell announced the meeting was adjourned.

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William Biggs, Vice President

ATTEST:

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Frances Hibbs, City Secretary