

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 1st day of July 2015, the Amarillo City Council and the Amarillo Local Government Corporation Board of Directors met for a special meeting at 10:00 a.m. at the Amarillo Civic Center, 401 South Buchanan Street, Heritage Room, Amarillo, Texas.

The following members present:

AMARILLO CITY COUNCIL:

PAUL HARPOLE	MAYOR
ELISHA L. DEMERSON	COUNCILMEMBER NO. 1
BRIAN J. EADES	COUNCILMEMBER NO. 2
RANDY BURKETT	COUNCILMEMBER NO. 3
MARK NAIR	COUNCILMEMBER NO. 4

AMARILLO LOCAL GOVERNMENT CORPORATION:

RICHARD F. BROWN, PRESIDENT
LES SIMPSON, BOARD MEMBER
BRIAN EADES, COUNCILMEMBER AND BOARD MEMBER
JOHN LUTZ, BOARD MEMBER
LILIA ESCAJEDA, BOARD MEMBER
MERCY MURGUIA, POTTER COUNTY COMMISSIONER

DOWNTOWN AMARILLO, INC.:

MELISSA DAILEY
JOHN LUTZ

Also in attendance were the following administrative officials:

JARRETT ATKINSON	CITY MANAGER
MARCUS NORRIS	CITY ATTORNEY
FRANCES HIBBS	CITY SECRETARY

Mayor Harpole established a quorum, called the meeting to order, welcomed those in attendance and the following items of business were conducted:

1. Mayor Harpole and Richard Brown welcomed all in attendance and stated there would be no action taken today. Moderator Gary Pitner stated the purpose of the joint meeting was to provide information, opportunity of discussion by the two bodies, and to receive public comments.
2. Presentations were presented by:
Beth Duke on the history of Center City
Sam Lovelady on the history of the 2008 Downtown Strategic Action Plan
Scott Bentley on the history of the Tax Increment Reinvestment Zone #1 (TIRZ)
Chan Davidson on the history of the Downtown Design Standards
Freda Powell on the Buchanan Street Streetscape – TxDot/Public Funding/Polk St. and TIGER DOT/Public Funding
Sherman Bass presented a timeline and the history of the Civic Center
Dr. Paul Matney presented a summary of the Catalyst projects (parking garage, hotel and multi-purpose event venue)
Dan Quandt, Chamber of Commerce on the Convention and Visitors Council
David Hudson, Director, SPS Customer & Community Relations, on the new SPS/Xcel Energy Headquarters
Chuck Patel with Newcrest Image on the proposed downtown convention hotel
Bob Garrett, G4D, Potential Retail Operator for the proposed parking garage
Michelle Bonner, Assistant City Manager, on the Original Pro Forma, HOT Mechanics, and Current Pro Forma
John Lutz, Downtown Amarillo, Inc. presented an Economic Impact of the Catalyst projects
Richard Brown, President of Local Government Corporation presented the

original role and subsequent role of the Local Government Corporation

3. Open Comments & Questions Regarding Downtown Amarillo:

Jacob Breeding stated his concerns to stay on topic for the growth of the city. Robert Goodrich stated he had not received much assistance from the previous city government. He discouraged the Council to not be rushed to judgments. William Ware stated it was exciting for our city to see these great changes and doing it for the right reasons not the wrong reasons. _____, hotel owner, stated the 82% occupancy was not a year-round percentage. Dan Quandt replied the tax was being collected by hoteliers but is being paid by visitors. Dustin Barrick stated these projects were well developed and would grow the entire city and they were needed for the city's future. Pat Ware stated he believed in Amarillo and encouraged all three projects for the long-term. Collin Cummings stated he was opening a brew pub in Amarillo and would like to see a vibrant city. Delaying the projects would take years to recoup. ___ Chavez reiterated that the ballpark was the first phase and the need to get it going. _____, educator, believes these are well-planned projects and the Council needs to stand behind them. After so many years of planning, it will work. Cory Ramsey stated he has the opportunity to travel to many places and he tries to bring companies to town. He stated he is mostly asked about the entertainment value. He asked what kind of message the City would be sending to other companies that may want to come to Amarillo if we back out of deals. He believed these projects were the single biggest thing that could happen in Amarillo. Jason Herrick stated he was the Paramount Theater building owner. He encourage the Council to go forward with the plans. Bryan Whorten stated he owns the Greyhound building and he was for everything going on downtown. Steve Pair stated the need to keep thinking about growing. The plan as is has been presented to investors and needs to be fulfilled for the entire city's growth.

Lily Gamble stated she was an Amarillo College student who was proud of Amarillo and believed the changes suggested could snowball for a better quality of life. Chris Jackson an Randall High School Senior, stated the changes affects the rest of Amarillo and reconstruction starts at the core. The future without development will cause the City to lose the youth. Megan Riddlespurger stated she hears a lot of negative and scary stuff. Amarillo needs to provide for it's youth so Amarillo does not stay stagnate. She encouraged the support of these projects. Taylor Willis stated the MPEV and catalyst projects will finally give Amarillo something to bring together the whole community. This is an opportunity for Amarillo citizens. Downtown Amarillo like any city is the heart of the city. Currently, our downtown is dwindling. She predicted a snowball effect with the new projects and a flourishing downtown. Allen Finegold stated it was illegal for the Local Government Corporation to act under the Texas Department of Transportation Code since it was not promoting a transportation project. Marcus Norris replied that the Local Government Corporation statute is located in the Texas Transportation Code. Bond Counsel, Bob Dansfield, has confirmed the City is correct on the issue. Joe Love acknowledged the suspicions out there and appreciated the opportunity to be reminded of all the years of work that has gone into where the City is today. He inquired about the cost to the City, if they backed out now and the character of our city. Could it be relied upon? He encouraged the plans to move forward right away. Gary Jennings owner of the Firestone Building looks forward to the revitalization and thanked the Council for listening today and thanked Mr. Brown for his support through all the years.

Austin Sharp, Mays Investment, relayed he has a waiting list for tenants in downtown. He stated downtown was the heartbeat of the City and the project was a win-win and he hoped to see if happen. Elaine Hayes stated the forum has been very informative. She thanked the Council for the many hours spent. She further inquired about a Plan B. Richard Brown stated a proposal was currently on the table. Eloy Herrera stated would like to see Amarillo grow. He stated the Oklahoma City project was voted on by the people. Laura Street stated she truly believed that Amarillo's downtown is everybody's downtown. The improvements were not only for Amarillo but for the Panhandle of Texas. These conversations have been in progress for 20 years. She further stated she wanted this to see these projects go forward for the entire Panhandle of Texas.

Roger Cox stated that great cities have great public facilities where people can gather and come together. He stated that if these projects get tabled or get set aside, there is a fear that we will be having these same conversations again. Andrew Mitchell stated the need for more than just working and but enjoying family and community. There is a strong need for these projects in our community. Jimmy Presley Hammonds stated he did not believe these projects would revitalized downtown and believes the people of Amarillo should be able to vote. ____ Adrain stated her sister had moved out of Amarillo because there was nothing to do and there were no jobs. She was excited about the downtown projects. Karl Restine stated citizens voices' haven't been heard for so long. He stated he and a group went before Commission trying to get answers, while they were choosing a master developer, but the City Commission would not listen. William Sumerford asked the council to consider possibly an outlet mall instead of a ballpark. Cindi Bulla stated she has sat all day listening to the numbers which were not easy to follow, who's involved and who's not, and suspected that the majority of Amarillo does not have the time to get up to speed. She further stated as elected officials, they should make the decision. Michael ____, stated he voted against the ARC and later found out the entire city would have been benefited. A baseball stadium is for the people of Amarillo, they would come from all over throughout the entire community. Hundreds of public meetings have all ready occurred. Bryan Poff stated the plan is good but needs the support of the people, time is not of the essence. He inquired when the projects could be put to a vote. Marcus Norris responded it would have to be on the November ballot. Mr. Poff He asked for the right of the people to vote. David Kossey stated taxpayers have the right to know who's benefiting from these projects. He stated the need for it to be put on a ballot. Lupe ____, stated these projects need to be done for the young generation and young adults, to get out of the house and out of their cell phones. She further stated it could also be "Amarillo by Night," and to let it happen. Regina Ladd stated she wished this project had happened 30 years ago. She further stated the seed is planted, the people and everything else would make it grow. She would love for a ballpark to be downtown. Amy Taylor Restine commented on taxation without representation, right to vote, pay on our debts, own your dreams, real capitalism, build dreams with own money. Protect citizenry not be put into debt. Andrew Hall stated Amarillo is a great place to raise a family and develop character. He asked the Council not to take this project away. Jesse Pfrimmer stated he loves this area and enjoys the community. He stated the citizens did not have a voice in discussing this issue. He has no interest in downtown development and loves the openness of Panhandle. David Prescott stated Amarillo continually loses great talent. They want more than what Amarillo has to offer. He asked the Council to do something to make Amarillo more viable, make a change and attract population. The city is in a fork in the road, don't let it slide back. Dipak Patel stated he has built several hotels, plus banquet rooms, the City did not offer any benefits to him. Alton Quinto thanked the City Council for putting the parts and pieces together. He stated the people did not vote on these projects and the need to benefit the whole city not just downtown.

4. Meeting was adjourned by Mayor Harpole and Richard Brown.

ATTEST:



Frances Hibbs, City Secretary



Paul Harpole, Mayor