

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 20th day of June 2018, 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
Bryan Poff, Jr., Board Member	Y	37	34
William Biggs, Vice President	Y	37	37
Eddy Sauer, Councilmember & Board Member	Y	14	12
John Lutz, President	Y	56	51
Howard Smith, Councilmember & Board Member	Y	14	14
Michael Haning, Board Member	Y	5	5
Paul Matney, Board Member	Y	5	5
EX-OFFICIO MEMBERS			
Jared Miller, City Manager	N	17	11
Mercy Murguia, Potter County Commissioner	Y	56	38

Absent was Jared Miller.

Staff in Attendance:

William McKamie, Bryan McWilliams, Interim City Attorney; Jerry Danforth, Facilities Manager, Tony Ensor, President, Amarillo Professional Baseball, Andrew Freeman, Economic Development Manager, Frances Hibbs, City Secretary.

ITEM 1: Mr. Lutz called the meeting to order.

ITEM 2: Minutes of the regular meeting held on May 23, 2018 were presented. Motion was made by Dr. Sauer to accept the minutes, and seconded by Mr. Haning. The minutes were unanimously approved.

ITEM 3: Mr. Danforth stated at the MPEV they continue to pump concrete. He stated they should be receiving structural steel after the first week in July and cranes will also be onsite. He stated depending on the delivery of materials they should remain on schedule or a little ahead. Mr. Danforth stated they are looking at three different fields that are growing sod for the MPEV. The sod will be a Bermuda Grass (L36) which is scheduled to come in September. The grass gets greener faster and works with our higher temperatures. The additional field drainage will start going in next week. The bowl design is 90% completed. The full outline is complete. Ms. Murguia stated the demolition of the old Sherriff's administration building would be demolished in July. Mr. Danforth replied he has been notified and the start date for demolition is July 9.

Mr. Danforth stated the parking garage is fully functional. There have been a couple of people looking at utilizing the parking garage's top deck for the Route 66 Celebration. The top deck will rent for \$10 a parking space for the day. The parking rate will be the regular rate. There have been no plans finalized. They are also discussing additional charges for power. Mr. Lutz inquired who they would call to reserve the space. Mr. Danforth replied the City controls the parking garage. He suggested when the Revenue Committee met to discuss the marketing idea of advertising the parking garage as public parking. He stated he has heard comments that most people do not realize it is a public parking garage. Mr. Lutz inquired about placing signs during the event. Mr. Danforth replied that TxDot does regulate what can be placed on Pierce and Buchanan Streets.

Mr. Danforth stated there have been a couple of hotel maintenance issues but they are dealing with those internally.

ITEM 4: Mr. Biggs stated unfortunately the Parking Revenue Committee did not meet this past month but there are some issues they need to discuss with City staff.

ITEM 5: Mr. Freeman stated the Executive Committee needs to discuss some hotel issues and he needs to be advised on direction. The hotel is still evaluating their parking needs. A walk-through of the Embassy is being scheduled for the LGC Executive Committee. Mr. Freeman stated there are also questions about the agreement that need direction.

Tony Ensor, Amarillo Professional Baseball, provided an update. He stated he and his family have moved to Amarillo and they are excited to be here. He stated he will now be here on a regular basis. They are still in the development stage of staffing, and they are bringing people from all over the country to work and live in Amarillo. There will be 22-24 full-time staff who are experts in their field both regionally and local. The ballpark is coming together nicely. He stated this is going to be one of the nicest ballparks, and everyone will be very proud. The hospitality is going to be through the roof. Everyone is going to have an affordable opportunity to participate. He is currently working with promoters for future concerts as well as other events.

Ms. Murguia inquired about the discussion of a possible plaza at the ballpark. Mr. Danforth stated there is a group trying to raise funds and several designs are in the works but nothing has been finalized as that group continues to do fundraising. They will also need to go before City Council. He stated it was his understanding they would include historical people of the Panhandle of Texas, not just Amarillo.

Mr. Lutz inquired about the headlines we have been receiving with the naming of the team. Mr. Ensor replied the passion people are showing is amazing. He further stated people all of the country are interested. Mr. Ensor stated minor league baseball and hardcore baseball fans want wholesome enjoyment. The players will be the best in the country and are the top prospects to what affiliate we have. This is what we will become known for zany antics, fireworks every weekend, entertainment acts and giveaways. He stated it should be enjoyable to everyone. He stated the naming process has already generated two songs, and they have not even announced the name of the team. He stated it was easy to go safe. Safe is ordinary, we want to be exceptional. The best of the best is coming and they will put on a great show. Dr. Sauer inquired

about promotions and concerts and what it looked like in Colorado Springs. Mr. Ensor replied they can host 70 baseball games, and well over 200 other events per year that are on baseball, hospitality networking groups, civic groups, church groups, community gatherings, etc. He stated they wanted to host as many events as they can. Dr. Sauer inquired about the club level ticket sales. Mr. Ensor stated the club level reservations were sold out. They will begin offering 1/2 season and 18-game plans and nightly sales. He stated the sales are ahead of where they should be. There will be additional staff starting in July and August. Mr. Lutz stated LGC was proud Amarillo Professional Baseball was their partner and welcomed Mr. Ensor any time to provide updates. Mr. Ensor closed by saying what LGC has done as an organization should be commended. The community has been very inviting and the partnership will be worth all their work and investment.

ITEM 6: Mr. Freeman stated these documents are to approve the documents to allow Newcrest Image to obtain financing from Simmons Bank (Parking Garage), and authorizing the President to execute such documents. He further stated these were the overrun construction project costs. Mr. McKamie explained that the Leaseholder (Newcrest Image) has to have permission of the Landlord (LGC) to put any type of encumbrance on the property. Mr. McKamie stated the language is identical to the original construction documents. He further stated that LGC may see additional documents as the operation changes, different lenders or any time it is refinanced. Mr. Haning inquired if something was not correct would he approach LGC. Mr. McKamie stated he would contact their legal counsel beforehand.

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

ITEM 7: Motion was made by Dr. Sauer to approve the estoppels documents to allow Newcrest Image to obtain financing from Simmons Bank (Ground Lease) and authorizing the President to execute such documents, seconded by Mr. Poff.

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

ITEM 8: Mr. McKamie advised at 12:19 p.m. that the Board would convene in Closed Session per Texas Government Code section 551.071, consult with the 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 and consultation with counsel regarding contemplated litigation – public finance issues.

Mr. McKamie announced that the Closed Session was adjourned at 12:51 p.m. and reconvened the Regular Meeting.

ITEM 9: Mr. Lutz 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 Scheneck, 6216 Gainsborough Street, questioned the club level

seats being sold. He further inquired who would pay the drainage fees of the parking garage, MPEV and hotel. There were no other comments.

ITEM 10: Mr. Lutz inquired about items for the next agenda. He stated the need for an Executive Session, and to continue the discussion and ideas with the Parking Revenue Enhancement Committee. Mr. Lutz also stated they may have a preliminary report after the walk-through with the hoteliers. Dr. Sauer stated the Revenue Enhancement Committee may be able to report back on signage and an advertising plan. Mr. McKamie also stated he would leave on Item 1 of the Executive Session.


ITEM 11: Mr. Lutz stated the next meeting would be scheduled for Wednesday, July 18, 2018 at 11:30 a.m.

ITEM 12: Mr. Lutz announced the meeting was adjourned.



John Lutz, President

ATTEST:



Frances Hibbs, City Secretary