

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 15th day of August 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	38	35
William Biggs, Vice President	Y	38	38
Eddy Sauer, Councilmember & Board Member	Y	15	13
John Lutz, President	Y	57	52
Howard Smith, Councilmember & Board Member	Y	15	15
Michael Haning, Board Member	Y	6	6
Paul Matney, Board Member	Y	6	6
EX-OFFICIO MEMBERS			
Jared Miller, City Manager	Y	18	12
Mercy Murguia, Potter County Commissioner	Y	57	39

Absent were none.

Staff in Attendance:

William McKamie, Bryan McWilliams, City Attorney, Jerry Danforth, Facilities Manager, 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 June 20, 2018 were presented. Motion was made by Mr. Poff to accept the minutes, and seconded by Mr. Biggs. The minutes were unanimously approved.

ITEM 3: Michelle Bonner presented the proposed 2018/2019 budget. She explained the cash flows and operations for the 2017/2018 and 2018/2019 budgets. She stated the budget estimates were conservative. Mr. McKamie stated the LGC Board would approve a retail master lease agreement in the upcoming future which would include parking. Ms. Bonner also noted loan balances of \$804,000 and \$1.8 million. Motion was made by Dr. Sauer, seconded by Mr. Smith to approve the budget as presented.

Voting AYE were Mr. Biggs, Mr. Lutz, Mr. Smith, Mr. Poff, Mr. Matney, Dr. Sauer, and Mr. Haning voting No were none; the motion carried by a 7:0 vote of the Board of Directors.

ITEM 4: Jeff Turner, Director of Ticket Sales, Professional Baseball Team, stated they were currently sold out in two zones and would soon be in a third zone. Currently, they are at 50% of their goal for season tickets. They will begin discussing the hospitality area and other zones. Mr. Turner stated they have a weekly Facebook video of the site. Ms. Murguia inquired if their employees were local. Mr. Turner replied that one was local, and there is one with Triple A affiliations. There are currently 13 employees in Amarillo and that amount would double in the next 4-5 months. Ms. Murguia inquired about post-honeymoon initiatives. Mr. Turner replied that they had several ideas in the pipeline, but they would not be rolled out for 3-4 years. They are currently going out into the community and making sure people know they are here for the long-haul. Mr. Turner also stated that Mr. Ensor would be able to speak on scheduling concerts and other events that will be held at the facility, when the baseball team was not in town.

Mr. Danforth stated the MPEV construction was on schedule and on budget. They are moving forward with the concrete all being complete. They will begin preparing the seating areas. There are framers onsite, walls are going up, and they are in the middle of Phase 3. Construction steel is being placed in the basement (clubhouse area), and pouring the deck on top of the clubhouse next week. Suites and the pressroom will soon be poured and are being framed. They are anticipating sod being laid in September. They are making sure the sod will meet the specs for professional baseball. The grass is a Latitude 35 Bermuda Hybrid. This is the same sod being laid for major leagues. The drainage is being placed and the infill is being laid. The current challenge is having everyone working on the first base site. Ms. Murguia stated the building near Potter County has been demolished, and there will be parking spaces and a green space.

ITEM 5: Mr. Biggs stated the Parking Revenue Committee has met twice since the last Board meeting. They have discussed two targets for the Revenue Enhancement Committee. People do not recognize the parking garage as a public structure. They will consider advertising the garage to sell it to the public. Mr. Biggs presented a one-page summary of what the marketing plan could look like. They could begin a Facebook campaign that would probably be the best option. Altering the mindset of the public that they can park in the parking garage, and it is not a private garage and it is available. A-frame signage could be used in certain places where allowed. They are exploring the use of signs or banners. A Facebook one paragraph outline on who to contact and how much it would cost is being developed. They would also need to come up with a formula for rental, and put that information out to the public. Ms. Murguia stated they met with Bob Garrett on what worked, and what did not work when renting the garage, and they will bring that information back to the LGC Board for formal action. Mr. Biggs stated they would formalize the details with the Committee and let the LGC Board approve the marketing.

ITEM 6: Mr. Freeman stated the Executive Committee met with the hotel staff and three or four members of the executive team. Their goal was to sit down with them and see how things were going. He stated the overall discussion went well. They are fully staffed and have had minimal issues. Valet service has not been used much with on-street parking available, so there has not been much demand. They toured the building and discussed things they were working on. Mr. Lutz inquired if they could get the occupancy numbers on a quarterly basis. Ms. Murguia inquired if there was a formal punch list of items. Mr. Lutz replied the tour and discussions last for about three hours. Mr. Freeman stated the Embassy Suites were applying for the four-diamond status, which could take up to four months. Mr. McKamie stated they would try to document the items discussed. Mr. Biggs stated there were also items that would be discussed during executive session.

ITEM 7: Mr. Freeman stated City Council approved a contract last night with a software provider for parking management. There will be upcoming public meetings once there is a focused plan. Mr. Miller stated the original study was for a 90-block area, but they were looking at a lesser area they could manage. Mr. Freeman stated the 2013 study listed the pros and cons. Pros – would increase police presence; parking occupancy and space turnover; revenue for parking development and maintenance; improvement of compliance with parking time limitations; generates revenue for parking development and maintenance. Cons – the cost of purchasing and installation of meters and pay station; enforcement and coin collection needed; and perceived impact on business patronage. Mr. Miller stated there would need to be methods to handle cash and they would be evaluating options including validating parking for people who park in the parking garage for City business. A consultant will address all issues that are being raised. Mr. Freeman stated this has been a work in progress. They continue to focus and are evaluating the numbers, pricing is also being evaluated and days of operations.

ITEM 8: Update on Baseball from the Amarillo Professional Baseball General Manager or Staff. This item was presented earlier in the meeting.

ITEM 9: Mr. McKamie advised at 12:53 p.m. that the Board would convene in Closed Session per Texas Government Code (1) 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 (a) consultation with counsel regarding status of negotiations of proposed amendments to the Convention Center Hotel Lease and Development Agreement, and relating matters; (2) Section 551.071, Consult with attorney regarding pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct; (a) Consultation with counsel regarding contemplated litigation – public finance issues.

Mr. McKamie announced that the Closed Session was adjourned at 1:11 p.m. and reconvened the Regular Meeting.

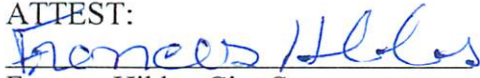
ITEM 10: Mr. Lutz stated that at this time the Board would invite comments from interested citizens on matters directly pertaining to policies, programs or activities of the Amarillo Local Government Corporation. Robert Goodrich, 4111 Stony Point, stated parking meters have serious implications for the property he owns downtown. There were no further comments.

ITEM 11: Mr. Lutz inquired about items for the next agenda. He stated the need to continue updates from the Revenue Enhancement Committee. Mr. Biggs stated an action item should be on the next agenda to approve a policy on advertising and pricing point. Mr. Lutz suggested an update on parking. Mr. McKamie also added that Michelle Bonner would have a quarterly update and the same executive session item.

ITEM 12: Mr. Lutz stated the next meeting would be scheduled for Wednesday, September 19, 2018 at 11:30 a.m.

ITEM 13: Mr. Lutz announced the meeting was adjourned.

ATTEST:



Frances Hibbs, City Secretary



John Lutz, President