

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 19th day of September 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	39	36
William Biggs, Vice President	N	39	38
Eddy Sauer, Councilmember & Board Member	N	16	13
John Lutz, President	Y	58	53
Howard Smith, Councilmember & Board Member	Y	16	16
Michael Haning, Board Member	Y	7	7
Paul Matney, Board Member	Y	7	7
EX-OFFICIO MEMBERS			
Jared Miller, City Manager	N	20	12
Mercy Murguia, Potter County Commissioner	N	59	39

Absent were William Biggs, Eddy Sauer, Jared Miller and Mercy Murguia

Staff in Attendance:

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

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

ITEM 2: Minutes of the regular meeting held on August 15, 2018 were presented. Motion was made by Mr. Matney to accept the minutes, and seconded by Mr. Smith. The minutes were unanimously approved.

ITEM 3: Michelle Bonner presented the quarterly parking garage financials for six months ended June 30, 2018. The amount of income minus the depreciation was \$66,000. There have been 8,079 vehicles utilizing the parking garage for the 9-month period.

ITEM 4: Mr. Danforth stated a common complaint for the parking garage was that the card reader was too low for pickup trucks. They have raised the reader 8-inches and have not received any complaints since they made the modifications. Mr. Danforth stated Potter County made some changes to their parking garage utilization and the hours are defined. There is now a single point of contact for Potter County's 150 spaces in the parking garage and those areas are identified.

Mr. Danforth stated the MPEV is currently on schedule, and there are dramatic structural changes being made along Buchanan Street. The structural steel is two-thirds complete and there is one-third yet to go up. Before the next scheduled LGC meeting, sod will be on the field. Sod has been purchased, contracted and inspected. This sod is the same as used for OU, OSU, Kansas City Chiefs and the Washington Redskins. It will be cut and laid within 24-hours. The dugout suites are being framed and will be completed by the end of the week. The clubhouses are also being framed. Construction is underway for the mechanical, plumbing and electrical. The roof will be on the first base side by the end of next week. Mr. Lutz stated he had taken a tour several weeks ago with the team and they were very proud of the stadium.

Mr. Garrett stated there is a lot of activity regarding the parking garage retail space. They have also reached out to a lot of qualified people. He stated they feel very strongly about major anchor tenants. Mr. Matney inquired when they would finish out the spaces. Mr. Garrett replied when they had a signed lease. He hoped within the next 60-days they could land a tenant. He further stated it would move quickly once there was a lease. Mr. Haning inquired if there was a pre-determined price per square feet. Mr. Garrett replied they had some projections but they would be flexible, negotiable, and they would bring any offer to the LGC Board for their recommendation. Mr. Smith stated the Board would make themselves available if something happened before the next scheduled meeting.

ITEM 5: Mr. Lutz reported that this item would be tabled until the next meeting.

ITEM 6: Mr. Lutz reported that this item would be tabled until the next meeting.

ITEM 7: Mr. Danforth reported that Mr. Ensor was at minor league meetings this week and would not be able to make the meeting. Mr. Matney inquired if they knew the team affiliation. Mr. Danforth stated he believed that announcement would be made the first part of October.

Mr. Freeman stated the Embassy Suites hotel provided an update. They were ranked 19 out of 252 for cleanliness, 41 out of 252 on service, and the occupancy rate was 79.4%. The June rate average was \$125, and the July rate average was \$121.

ITEM 8: Mr. McKamie advised this item was not needed at this time.

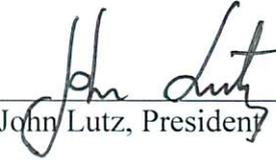
ITEM 9: Mr. Lutz stated that at this time the Board would invite comments from interested citizens on matters directly pertaining to policies, programs or activities of the Amarillo Local Government Corporation. Elaine Hays inquired as to the parking garage retail space standards for the retail space, and asked if the perimeters were too narrow or too strict. She further inquired as to what local, regional and national interests they had received. Mr. Haning stated he understood tenants would like to make sure the baseball team is up and going before committing to a 5- to 10-year lease. There were no further comments.

ITEM 10: Mr. Lutz inquired about items for the next agenda. He stated the tabled items on today's agenda would be addressed: Update on the Parking Revenue Enhancement Committee; Update on Baseball from the Panhandle Baseball Club General Manager or Staff; and the

Executive Session item to possibly discuss the Convention Center Hotel Lease and Development Agreement, in case it was needed.

ITEM 11: Mr. Lutz stated the next meeting would be scheduled for Wednesday, October 17, 2018 at 11:30 a.m.

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



John Lutz, President

ATTEST:



Frances Hibbs, City Secretary